



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 01/04/00

AGENDA ITEM 10

WORK SESSION ITEM

TO: Redevelopment Agency Board
Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Adoption of the Annual Report of Redevelopment Agency Activities for
FY 1998-99

RECOMMENDATION:

1. That the Redevelopment Agency Board adopt the Annual Report of Redevelopment Agency Activities for FY 1998-99 and present it to City Council.
2. That the City Council receive and file the Annual Report of Redevelopment Activities for FY 1998-99.

BACKGROUND:

California Community Redevelopment Law requires that the Redevelopment Agency present a report to the City Council within six months of the end of the fiscal year, and that the City Council review the report and take any action which it deems appropriate. The report is then filed with the State Controller's Office. The attached report includes the following components:

The Financial Audit: There were no exceptions or issues identified in the Financial Statements and Compliance Report.

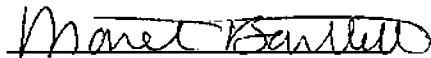
With respect to the Agency's revenues, there was an increase in tax increment this fiscal year over FY 1997-98. This increase is primarily attributable to the Atherton Place town homes, which were sold out by the end of 1997 and were fully entered into the tax rolls for FY 1998-99.

The Agency's expenses in FY 1998-99 were associated primarily with the development of Site 3 parking garage and retail project, the acquisition of land for the future Site 2 housing development, and repayment to the City for cost of the Civic Plaza construction. These projects were funded by a loan of \$3.2 million from the Water and Sewer Fund and an increase of approximately \$7.9 million to the Agency's Repayment Agreement. The loan from the enterprise funds was designed to serve as short-term borrowing. By the end of this fiscal year, staff intends to present a recommendation to the Council converting it to a long-term obligation. Due to the recording of these expenditures as transfers and capital outlay, the Agency's administrative services expenditures were much less than budgeted.

The Annual Report of Financial Transactions: This report presents the financial audit information in a manner prescribed by the State Controller so that information can be compiled on a statewide basis.

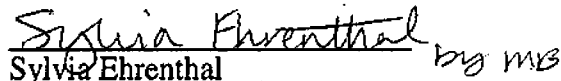
The Annual Report of Housing Activity: This report summarizes activities of the Low and Moderate-income Housing (L&M) fund. Last year the City Council approved a loan for the seismic retrofit/façade improvement of the Green Shutter Hotel that will be expended in FY 1999-2000. In addition, the Agency's L&M fund provided a loan to Eden Housing in order to assist in the acquisition and rehabilitation of five apartment buildings, totaling 20 units of very-low income affordable housing at Harris Court. These funds were also used to buy one property on Site 4. Finally, the redevelopment funded First Time Homebuyer Program provided downpayment and closing cost assistance to 36 families in FY 1998-99. According to the formula developed under State Law the L&M fund currently has an "excess surplus" fund balance of approximately \$900,000. The Agency expects to expend or encumber this surplus in FY 1999-2000.

Prepared by:



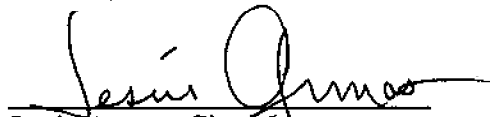
Maret Bartlett
Redevelopment Director

Recommended by:

 by MB

Sylvia Ehrenthal
Directive of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A – Annual Report
Resolutions

**ANNUAL REPORT
OF
REDEVELOPMENT AGENCY ACTIVITIES
FOR
FY 1998-99**

Redevelopment Agency of the City of Hayward

December 1999

A. Independent Financial Audit

See Appendix A, Redevelopment Agency of the City of Hayward Component Unit Financial Statements for the Year Ended June 30, 1999 and 1998, Independent Auditors' Report and Independent Auditors' Compliance Report.

B. Annual Report of Financial Transactions for FY 1998-99

See Appendix B, Annual Report of Financial Transactions of Community Redevelopment Agencies.

C. Description of Agency's Activities Affecting Housing and Displacement

See Appendix C, Annual Report of Housing Activity of Community Redevelopment Agencies.

D. Statement of Indebtedness

See Appendix D, Statement of Indebtedness for the 1999-2000 Tax Year

APPENDIX A
INDEPENDENT FINANCIAL AUDIT
FOR FY 1998-99

Redevelopment Agency of the City of Hayward

December 1999

**REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
COMPONENT UNIT FINANCIAL STATEMENTS
FOR THE YEARS ENDED
JUNE 30, 1999 AND 1998**

**REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
COMPONENT UNIT FINANCIAL STATEMENTS
FOR THE YEARS ENDED
JUNE 30, 1999 AND 1998**

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INDEPENDENT AUDITOR'S REPORT

Members of the Governing Board of the
Redevelopment Agency of the
City of Hayward, California

We have audited the accompanying financial statements of the Redevelopment Agency of the City of Hayward, a component unit of the City of Hayward, as of and for the years ended June 30, 1999 and 1998 as listed in the table of contents. These component unit financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the standards for financial audits contained in *Government Audit Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatement. An audit includes examining on a test basis evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As discussed in Note 1, the component unit financial statements present only the Agency and are not intended to present fairly the financial position and results of operations of the City of Hayward in conformity with generally accepted accounting principles.

In accordance with *Government Auditing Standards*, we have also issued reports dated October 8, 1999 on our consideration of the Agency's internal control structure and on its compliance with laws and regulations.

In our opinion, the component unit financial statements referred to above present fairly in all material respects the financial position of the Redevelopment Agency of the City of Hayward as of June 30, 1999 and 1998 and the results of operations for the years then ended, in conformity with generally accepted accounting principles.

As discussed in Note 10 to the component unit financial statements, the City of Hayward has assessed the impact of the Y2K issue on its operations and is now in the process of renovating or replacing, as necessary, the computer the preparedness of external entities that interface with the City is also ongoing. There can be no assurance that

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

COMBINED BALANCE SHEETS
ALL FUND TYPES AND ACCOUNT GROUPS
JUNE 30, 1999
WITH COMPARATIVE AMOUNTS AS OF JUNE 30, 1998

	<u>GOVERNMENTAL FUND TYPES</u>		<u>ACCOUNT GROUPS</u>	
	<u>Capital Projects Funds</u>	<u>Debt Service Fund</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>
ASSETS:				
Cash and investments available for operations (Note 2)	\$4,840,070	\$103,265		
Cash and investments with trustees (Note 2)		560,223		
Accounts receivable				
Interest receivable	55,003			
Due from City of Hayward	277,000			
Long-term receivable from City of Hayward (Note 3)	330,783			
Long term receivable due from General Capital Projects Fund (Note 4)	1,136,988			
Land held for resale (Note 5)	2,541,273			
Fixed assets (Note 6)			\$9,108,192	
Amount available in Debt Service Fund				\$663,488
Amount to be provided for retirement of long-term debt				15,290,850
Total Assets	\$9,181,117	\$663,488	\$9,108,192	\$15,954,338
LIABILITIES:				
Accounts payable	\$36,474			
Performance bonds and refundable deposits	53,000			
Short term loan payable to City of Hayward	3,200,000			
Long term interfund payable to Low and Moderate Income Housing Capital Projects Fund (Note 4)	1,136,988			
Compensated absences	1,534			
Long -term obligations (Note 7)				
Tax allocation bonds				\$5,540,000
Long-term loans payable to the City of Hayward				10,414,338
Total Liabilities	4,428,016			15,954,338
FUND EQUITY:				
Investment in general fixed assets			\$9,108,192	
Fund balances				
Reserved for:				
Encumbrances				
Debt service		\$663,488		
Low and moderate income housing	2,925,434			
Long term receivable from city	330,783			
Long term interfund receivable	1,136,988			
Land held for resale	2,541,273			
Unreserved:				
Ordinances for capital projects				

TOTALS
(Memorandum Only)

<u>1999</u>	<u>1998</u>
\$4,943,335	\$4,276,883
560,223	560,210
	33,868
55,003	52,654
277,000	277,000
330,783	436,581
1,136,988	1,136,988
2,541,273	1,287,200
9,108,192	6,520,661
663,488	628,747
<u>15,290,850</u>	<u>10,288,884</u>
<u>\$34,907,135</u>	<u>\$25,499,676</u>
\$36,474	\$92,861
53,000	28,000
3,200,000	
1,136,988	1,136,988
1,554	1,554
5,540,000	5,780,000
<u>10,414,338</u>	<u>5,137,631</u>
<u>20,382,354</u>	<u>12,177,034</u>
9,108,192	6,520,661
	266,645
663,488	628,747
2,925,434	2,768,239
330,783	436,581
1,136,988	1,136,988
2,541,273	1,287,200
<u>(2,181,377)</u>	<u> </u>

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	Capital Projects Funds	Debt Service Fund	TOTALS (Memorandum Only)	
			1999	1998
REVENUES:				
Incremental property taxes	\$2,378,779		\$2,378,779	\$2,199,504
Lease receipts from City:				
Principal				505,794
Interest				36,893
Collection of note receivable				682,365
Interest	410,491	\$36,940	447,431	290,164
Reimbursement from City	44,163		44,163	
Charges for services	18		18	
Other	4,316		4,316	
Total Revenues	2,837,767	36,940	2,874,707	3,714,720
EXPENDITURES:				
Current				
Salaries and benefits	246,296		246,296	248,443
Administrative services	213,648	4,812	218,460	364,682
Loan program	471,561		471,561	
Capital outlay reimbursements to City of Hayward	3,438,339		3,438,339	859,492
Land held for resale converted to fixed assets				650,000
Capital Outlay	4,291,667		4,291,667	
Debt service				
Principal retirement	250,000	240,000	490,000	1,631,022
Interest and fiscal charges	275,950	298,919	574,869	672,344
Total Expenditures	9,207,461	543,731	9,751,192	4,425,983
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(6,369,694)	(506,791)	(6,876,485)	(711,263)
OTHER FINANCING SOURCES (USES)				
Proceeds from repayment agreement (Note 7)	5,491,093		5,491,093	
Operating transfers in		541,532	541,532	2,570,216
Operating transfers (out)	(541,532)		(541,532)	(2,570,216)
Total Other Financing Sources (Uses)	4,949,561	541,532	5,491,093	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(1,420,133)	34,741	(1,385,392)	(711,263)

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

COMBINED STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 1999

	CAPITAL PROJECTS FUNDS			DEBT SERVICE FUND		
	Budget	Actual	Variance Favorable (Unfavorable)	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:						
Incremental property taxes	\$2,592,550	\$2,378,779	(\$123,871)			
Interest	133,000	410,491	257,491	\$93,000	\$36,940	(\$38,060)
Reimbursement from city	44,163	44,163				
Charges for services		18	18			
Other		4,316	4,316			
Total Revenues	2,699,813	2,837,767	137,954	93,000	36,940	(\$38,060)
EXPENDITURES:						
Current						
Salaries and benefits	321,307	246,296	75,011			
Administrative services	213,648	213,648		12,500	4,812	7,688
Loan program	471,561	471,361				
Capital outlay reimbursements to City of Hayward	3,458,339	3,458,339				
Capital Outlay	54,647	54,647				
Debt Service						
Principal retirement	250,000	250,000		240,000	240,000	
Interest and fiscal charges	275,930	275,930		298,919	298,919	
Total Expenditures	5,045,432	4,970,441	75,011	551,419	543,731	7,688
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,345,639)	(2,132,674)	212,965	(456,419)	(506,791)	(50,372)
OTHER FINANCING SOURCES (USES)						
Proceeds from repayment agreement		5,491,093	5,491,093			
Operating transfers in				538,919	541,532	2,613
Operating transfers (out)	(538,919)	(541,532)	(2,613)			
Total Other Financing Sources (Uses)	(538,919)	4,949,561	5,488,480	538,919	541,532	2,613
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(\$2,884,558)	2,816,887	\$5,701,445	\$82,500	34,741	(\$47,759)
Adjustments to budgetary basis:						
Capital outlay		(4,237,020)				
BEGINNING FUND BALANCES		6,173,234			628,747	
ENDING FUND BALANCES		6,173,234			663,488	

Totals (Memorandum Only)		
Budget	Actual	Variance Favorable (Unfavorable)
\$2,402,650	\$2,378,779	(\$123,871)
248,000	447,431	199,431
44,163	44,163	
	18	18
	4,316	4,316
<u>2,794,813</u>	<u>2,874,707</u>	<u>79,894</u>
321,307	246,296	75,011
226,148	218,460	7,688
471,561	471,561	
3,458,339	3,458,339	
54,647	54,647	
490,000	490,000	
574,869	574,869	
<u>5,596,871</u>	<u>5,514,172</u>	<u>82,699</u>
<u>(2,802,058)</u>	<u>(2,639,465)</u>	<u>162,593</u>
	5,491,093	5,491,093
538,919	541,532	2,613
<u>(538,919)</u>	<u>(541,532)</u>	<u>(2,613)</u>
	5,491,093	5,491,093
<u><u>(\$2,802,058)</u></u>	<u>2,851,628</u>	<u>35,653,686</u>
	(4,237,020)	
	<u>6,801,981</u>	
	<u><u>\$3,416,589</u></u>	

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES

- A. Description of the Redevelopment Agency and Redevelopment Plan** - The Redevelopment Agency of the City of Hayward (the Agency) was created in December 1969 under the provisions of the Community Redevelopment Law (California Health and Safety Code), for clearance and rehabilitation of areas determined to be in a declining condition in the City of Hayward. A Redevelopment Plan was adopted in December of 1975 and amended in April of 1994 to provide an improved physical, social and economic environment in the Project Area.

The Agency is authorized to finance the Plan from various sources, including assistance from the City, the State and federal government, property tax increments, interest income and the issuance of Agency notes and bonds.

The Agency is an integral part of the City of Hayward and, accordingly, the accompanying financial statements are included as a component of the general purpose financial statements prepared by the City. A component unit is a separate governmental unit, agency or nonprofit corporation which, when combined with all other component units, constitutes the reporting entity as defined in the City's general purpose financial statements.

- B. Description of Funds and Account Groups** - The accounts of the Agency are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts which comprise its assets, liabilities, fund equity, revenues and expenditures. The Agency uses the following funds and account groups:

GOVERNMENTAL FUND TYPES:

Capital Projects Funds are used to account for all resources used in the acquisition and construction of major capital facilities and other fixed assets under the Redevelopment Plan.

Debt Service Fund is used to account for the accumulation of resources for and the payment of principal, interest and related costs of general long-term debt.

ACCOUNT GROUPS:

General fixed assets account group is used to account for the costs of the fixed assets of the Agency.

General long-term obligations account group is used to account for long-term obligations of the Agency.

- C. Measurement Focus** - All governmental funds are accounted for on a spending or financial flow measurement focus which is not the cost of assets, liabilities or net assets. This is because the Agency's primary purpose is to provide for the acquisition and construction of capital facilities and other fixed assets. Governmental fund operating statements present a summary of sources and uses of

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Because of their spending measurement focus, governmental funds exclude fixed assets and noncurrent liabilities. Instead, these assets and liabilities are reported in the General Fixed Assets Account Group the General Long-Term Obligations Account Group. These account groups measure only financial position; they are not funds and they do not measure results of operations. They maintain accounting control over the Agency's governmental fund fixed assets and Agency debt which will be repaid by governmental funds.

- D. Fixed Assets and Long-Term Liabilities** - The General Fixed Assets Account Group provides accounting control over the cost of fixed assets used by the Agency's governmental funds. The General Fixed Assets Account Group is not a fund and its balances are not financial resources available for expenditure. Rather, they provide an historical record of resources expended on general fixed assets. Public domain (infrastructure) general fixed assets, which include roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems, have not been capitalized because these assets are immovable and of value only to the public. No depreciation has been provided on general fixed assets.

All fixed assets are valued at historical cost or estimated historical cost if actual cost is not available. Donated fixed assets are valued at their fair market value on the date donated.

Fixed assets acquired under lease/purchase agreements are capitalized.

The General Long-Term Obligation Account Group provides accounting control over the Agency's general long-term obligations. These obligations will be repaid out of governmental funds but are not accounted for in these funds because they do not require an appropriation or expenditure in this accounting period.

- E. Basis of Accounting** - Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements, regardless of the measurement focus applied. All governmental funds are accounted for using the modified accrual basis of accounting. These fund revenues are recognized when they become measurable and available as net current assets. Measurable means the amount of the transaction can be determined and available means the amount is collectible within the current period or soon enough thereafter (generally sixty days) to be used to pay liabilities of the current period. Amounts which could not be measured or were not available were not accrued as revenue in the current fiscal year.

Those revenues susceptible to accrual are incremental property taxes and interest revenue.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. An exception to this general rule is principal and interest on governmental funds' long-term debt which is recognized when due. Financial resources usually are appropriated in other funds for transfer to a debt service fund in the period in which maturing debt principal and interest must be paid. Such

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 1 - SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Agency Executive Director may transfer appropriations from one program, activity, or object to another within the same fund. However, transfers of appropriations which increase total fund appropriations must be approved by the Agency Board. Expenditures which exceed appropriations at the fund level must be approved by the Agency Board. All unexpended appropriations lapse at the end of the fiscal year.

The Agency's budget is presented on a basis consistent with generally accepted accounting principles (GAAP), except as follows:

The Agency's investments in land held for resale are budgeted as capital outlay expenditures.

Land held for resale which is converted to fixed assets is not budgeted.

Planning expenditures are budgeted on a project time frame rather than an annual basis.

There were no significant timing differences in 1998-99.

The Agency's General Capital Projects Fund shows a budgeted deficit for the year 1998-99. The budgeted deficit is due primarily to a timing difference between the period in which certain expenditures were budgeted (1998-99) and the period in which long-term financing to fund the expenditures is planned, (1999-2000). The expenditures are for the Agency's share of the new Civic Center, parking garage and associated retail space. Long-term financing to fund the Agency's project costs is planned for 1999-2000. Once this financing is in place the expenditure/funding cycle will be completed, but will have been accomplished over a two-year period.

- G. Encumbrance accounting* under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of the budgetary process. Encumbrances outstanding at year-end are reported as reservations of fund balances since they do not constitute expenditures or liabilities. Such encumbrances are automatically reappropriated for inclusion in the following year's budget.
- H. Property Tax Increment* - All property taxes are levied and collected by the County Auditor of the County of Alameda and paid to the various taxing entities including the Agency. Secured taxes are due on November 1 and February 1 and become delinquent on December 10 and April 10, respectively. Unsecured taxes are due on July 1 and become delinquent on August 31. The lien date for secured and unsecured property taxes is January 1 of the preceding fiscal year. Property tax increment revenues include only property taxes resulting from increased assessed values and are recognized in the fiscal year for which the taxes have been levied, provided they become available and measurable within the current period or soon enough thereafter to be used to pay liabilities of the current period.
- I. Accumulated unpaid vacation and sick pay benefits* are recorded in the capital projects fund due to the fact that such benefits are expected to be liquidated with available expendable resources.
- J. Fund Balances* - Fund balances at June 30, 1999 consisted of reserved and unreserved amounts. Reserved

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 2 - CASH AND INVESTMENTS

In accordance with the Certificates of Participation and Tax Allocation Bond Indentures of Trust, a Trustee holds bond proceeds amounting to \$560,223 at June 30, 1999 as a reserve for debt service. These bond proceeds are invested in an investment agreement. Carrying value equals fair value.

Agency cash not held by the Trustee is included in a City wide cash and investment pool. The City's cash is fully collateralized with securities held by an agent of the pledging financial institution in the City's name. City statutes permit investments in obligations of the U.S. Treasury or its agencies, money market funds investing in such obligations, negotiable certificates of deposit, commercial paper and medium term corporate notes that meet specified rating requirements, mutual funds, guaranteed investment contracts, repurchase agreements, reverse repurchase agreements when authorized by the Agency's board, the State Treasurer's investment pool (Local Agency Investment Fund) and banker's acceptances.

The Agency did not enter into any reverse repurchase agreements during 1998-99.

The Agency's cash and investments comprise the following at June 30, 1999:

	<u>1999</u>	<u>1998</u>
<i>Investment Agreements and Pooled investments (non Categorized):</i>		
Money Market Funds (U.S. Securities)	\$13	
Investment Agreement	560,210	\$560,210
City of Hayward Treasury	<u>4,943,335</u>	<u>4,276,883</u>
Total Cash and Investments	<u>\$5,503,558</u>	<u>\$4,837,093</u>

Investments Carrying Value

The City's investments are carried at fair market value instead of cost, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair market value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

NOTE 3 - RECEIVABLES FROM/PAYABLES TO THE CITY OF HAYWARD

The Agency loaned \$950,481 to the City's General Fund for use as loans to homebuyers and third-party contractors for the purpose of promoting homeownership in the City and developing low and moderate income housing. Such funds are repaid to the Agency by the City as repayment is received from the loan recipients. The loans bear interest at rates equivalent to the Federal Home Loan Bank rate. At June 30, 1999 \$220,783 of the loan was still outstanding.

As of June 30, 1998, the Agency sold Site 2 to the City at the appraisal value of \$277,000. This amount is

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 4 - LONG-TERM INTERFUND BALANCES

The provisions of the State's annual budget required redevelopment agencies to contribute a portion of their incremental property tax revenues over the three fiscal years prior to 1995-96 to a county Educational Revenue Augmentation Fund ("ERAF"). Accumulated ERAF contributions through June 30, 1995 were funded by the Low and Moderate Income Housing Capital Projects Fund via interfund, interest-free loans, as permitted by State guidelines. The General Capital Projects Fund is required to repay the loans to the Low and Moderate Income Housing Fund within ten years.

During the year ended June 30, 1998, the Agency elected to use a parcel of land known as Site 3 for the construction of a parking garage. In 1993 the Agency completed the acquisition of the site for \$650,000 with Low and Moderate Income Housing funds. As a result of converting this site from Low/Moderate income uses, the Agency has recorded an interfund loan which is expected to be repaid from future revenues.

NOTE 5 - LAND HELD FOR RESALE

Land held for resale of \$2,541,273 and \$1,287,200 at June 30, 1999 and 1998, respectively, is stated at the lowest of historical cost, net realizable value or agreed-upon sales price if a disposition agreement has been made with a developer performing projects in accordance with the Redevelopment Plan of the Redevelopment Agency of the City of Hayward. The stated purpose of the Redevelopment Plan is to provide an improved physical, social and economic environment in the downtown area of the City.

NOTE 6 - FIXED ASSETS

Changes in the General Fixed Assets Account Group consisted of the following:

	June 30, 1998 Balance	Additions	Transfers to City	June 30, 1999 Balance
Land	\$1,437,615	\$53,000	\$787,615	\$703,000
Civic Center Plaza		4,304,511		4,304,511
Parking garages	5,083,046	3,942,509	5,083,046	3,942,509
Equipment		158,172		158,172
Total	<u>\$6,520,661</u>	<u>\$8,458,192</u>	<u>\$5,870,661</u>	<u>\$9,108,192</u>

During fiscal 1998-99, the Agency passed a resolution authorizing the transfer of the City Center Parking Structure to the City.

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 7 - LONG-TERM OBLIGATIONS

Changes in long-term obligations consist of the following:

	Principal Outstanding June 30, 1998 Balance	Additions	Retirements	Principal Outstanding June 30, 1999 Balance
Tax allocation bonds	\$5,780,000		\$240,000	\$5,540,000
Loans payable to the City	5,137,631	\$5,526,707	250,000	10,414,338
Total	<u>\$10,917,631</u>	<u>\$5,526,707</u>	<u>\$490,000</u>	<u>\$15,954,338</u>

Long-term obligations at June 30, 1999 are as follows:

Type of Obligation	Maturity	Interest Rates	Authorized and Issued	Outstanding at June 30, 1999
Tax Allocation Bonds				
1996 Redevelopment Agency Tax Allocation Bonds (a)	3/1/14	4.00%-5.50%	6,195,000	<u>\$5,540,000</u>
Loan Payable to the City				
Payable to the Water Enterprise Fund (b)	06/01/13	7.506%	5,946,333	4,218,195
Repayment Agreement (c)	Not determined	Not Applicable	7,929,553	5,491,093
Payable to the Workers' Compensation Insurance Fund (d)	Not determined	Varies	513,000	<u>705,050</u>
Total loans payable to City				<u>10,414,338</u>
Total				<u>\$15,954,338</u>

- (a) In February 1996, the Redevelopment Agency issued \$6,195,000 in Tax Allocation Bonds to advance refund \$5,620,000 of outstanding 1989 Tax Allocation Bonds. Proceeds from the 1996 Bonds were placed in an irrevocable trust to call and retire the defeased 1989 bonds. Debt service payments for the 1996 Bonds are made from incremental property tax revenues.
- (b) In 1990, the City's Water Enterprise Fund made a loan to the Agency to finance the purchase of land for development. Debt service payments for the loan are to be made from available incremental property tax revenues.
- (c) As of June 30, 1999 the Council approved an Amended Repayment Agreement whereby the Agency has agreed to reimburse the City a portion of project costs for the B Street/Watkins/Mission Garage and B Street Retail and Civic Center Plaza. Total costs subject to the repayment agreement are estimated to amount to \$7,929,553 when the projects are completed. As of June 30, 1999, the City had incurred \$5,491,093 of these costs and the Agency had recorded its obligation to repay the City. Subsequent to June 30, 1999, the City incurred additional costs subject to the agreement and the Agency recorded an additional obligation of \$2,438,460.

The Repayment Agreement is repayable from available revenues of the Agency and is subordinated to the Tax Allocations Bonds. As a result, the final maturity date of the loan has not been determined.

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 7 - LONG-TERM OBLIGATIONS (Continued)

- (d) During the year ended June 30, 1993, the City made a loan of \$513,000 from its Workers' Compensation Insurance Internal Service Fund to the Agency to help pay for the settlement of a condemnation litigation case. Repayment of the loan will be made from proceeds of the sale of Agency properties.

Summary of scheduled debt service payments, including interest amounting to \$5,392,268 for the general long-term obligations account group follows:

	Tax Allocation Bonds	Loans Payable To City	Total Debt
Year ending June 30:			
2000	\$539,018	\$521,450	\$1,060,468
2001	543,082	526,505	1,069,587
2002	541,156	530,705	1,071,861
2003	543,506	529,020	1,072,526
2004	544,876	531,630	1,076,506
Thereafter	<u>5,528,855</u>	<u>5,550,415</u>	<u>11,079,270</u>
Total	<u>\$8,240,493</u>	<u>\$8,189,725</u>	<u>\$16,430,218</u>

NOTE 8 - JOINT POWERS AGENCY

The Hayward Public Financing Authority (the "Authority") was established in May 1989 when the Agency and the City entered into a joint powers agreement under the Joint Exercise of Powers Law of the State of California for the purpose of financing certain capital improvements within the City. The governing body of the Authority consists of the City's seven City Council members who also act as the Agency's governing body. As a separate legal entity, the Authority exercises full power and authority within the scope of the Joint Powers Agreement including the accountability for all funds, the power to make and execute contracts and the right to sue and be sued. Obligations and liabilities of the Authority are not those of the Agency.

Complete financial statements of the Authority can be obtained from: City of Hayward, Finance Department, 3rd Floor, 777 B Street, Hayward, California 94541

NOTE 9 - COMMITMENTS AND CONTINGENCIES

The Agency is involved in several legal proceedings arising from its normal operations. It is the opinion of management that any obligations which may result from such legal proceedings will not have a material effect on the financial position of the Agency.

NOTE 10 - YEAR 2000 COMPLIANCE

Like other entities around the world, the City of Hayward could be adversely affected if the computer systems it uses and those used by significant vendors, etc., do not properly process and calculate date-related information and data. This is commonly known as the "Year 2000 Issue."

The City conducted a study of its computer systems to evaluate the Year 2000 viability of the various systems and to determine which might need to be replaced or modified. As a result of this study and further evaluation, the City has determined which systems are to be replaced or modified and this work in process. Testing and validation of the systems is expected to be completed on time.

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD
Notes to Financial Statements

NOTE 10 - YEAR 2000 COMPLIANCE (Continued)

The City has made inquiries of its significant vendors, the majority of whom have indicated they do not expect to experience any interruption of operations.

Because of the unprecedented nature of the Year 2000 issue, its effects and the success of related remediation efforts will not be fully determinable until the year 2000 and thereafter. While management believes it has taken all prudent steps to reduce Y2K impacts on the City, it cannot guarantee that the City is or will be fully Year 2000 ready, that the City's remediation efforts will be successful in whole or in part, or that parties with whom the City does business with will be Year 2000 ready.

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

CAPITAL PROJECTS FUNDS
COMBINING BALANCE SHEETS

JUNE 30, 1999

WITH COMPARATIVE AMOUNTS AS OF JUNE 30, 1998

	General Capital Projects	Low and Moderate Income Housing	Totals	
			1999	1998
ASSETS:				
Cash and investments available for operations	\$1,940,023	\$2,900,047	\$4,840,070	\$4,208,346
Accounts receivable				33,868
Interest receivable	29,296	25,707	55,003	52,654
Due from City of Hayward	277,000		277,000	277,000
Long-term receivable from City of Hayward		330,783	330,783	436,581
Long term receivable due from General Capital Projects Fund		1,136,988	1,136,988	1,136,988
Land held for resale	2,486,297	54,976	2,541,273	1,287,200
Total Assets	\$4,732,616	\$4,448,501	\$9,181,117	\$7,432,637
LIABILITIES:				
Accounts payable	\$36,154	\$320	\$36,474	\$92,861
Performance bonds and refundable deposits	53,000		53,000	28,000
Short term loan payable to City of Hayward	3,200,000		3,200,000	
Long-term interfund payable to Low and Moderate Income Housing Capital Projects Fund	1,136,988		1,136,988	1,136,988
Compensated absences	1,554		1,554	1,554
Total Liabilities	4,427,696	320	4,428,016	1,259,403
FUND EQUITY:				
Fund balances				
Reserved for:				
Encumbrances				266,645
Low and moderate income housing		\$2,925,434	2,925,434	2,768,239
Long-term receivable from the city		330,783	330,783	436,581
Long-term interfund receivables		1,136,988	1,136,988	1,136,988
Land held for resale	2,486,297	54,976	2,541,273	1,287,200
Unreserved - designated for capital projects				277,581
Unreserved, undesignated	(2,181,377)		(2,181,377)	
Total Fund Balances	304,920	4,448,181	4,753,101	6,173,234
TOTAL LIABILITIES AND FUND BALANCES	\$4,732,616	\$4,448,501	\$9,181,117	\$7,432,637

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

COMBINED STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED JUNE 30, 1999
WITH COMPARATIVE AMOUNTS FOR THE FISCAL YEAR ENDED JUNE 30, 1998

	Capital Projects Funds	Debt Service Fund	TOTALS (Memorandum Only)	
			1999	1998
REVENUES:				
Incremental property taxes	\$2,378,779		\$2,378,779	\$2,199,504
Lease receipts from City:				
Principal				505,794
Interest				36,893
Collection of note receivable				682,365
Interest	410,491	\$36,940	447,431	290,164
Reimbursement from City	44,163		44,163	
Charges for services	18		18	
Other	4,316		4,316	
Total Revenues	2,837,767	36,940	2,874,707	3,714,720
EXPENDITURES:				
Current				
Salaries and benefits	246,296		246,296	248,443
Administrative services	213,648	4,812	218,460	364,682
Loan program	471,561		471,561	
Capital outlay reimbursements to City of Hayward	3,458,339		3,458,339	859,492
Land held for resale converted to fixed assets				650,000
Capital Outlay	4,291,667		4,291,667	
Debt service				
Principal retirement	250,000	240,000	490,000	1,631,022
Interest and fiscal charges	275,950	298,919	574,869	672,344
Total Expenditures	9,207,461	543,731	9,751,192	4,425,983
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(6,369,694)	(506,791)	(6,876,485)	(711,263)
OTHER FINANCING SOURCES (USES)				
Proceeds from repayment agreement (Note 7)	5,491,093		5,491,093	
Operating transfers in		541,532	541,532	2,570,216
Operating transfers (out)	(541,532)		(541,532)	(2,570,216)
Total Other Financing Sources (Uses)	4,949,561	541,532	5,491,093	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(1,420,133)	34,741	(1,385,392)	(711,263)
BEGINNING FUND BALANCE	6,173,234	628,747	6,801,981	7,513,244
ENDING FUND BALANCE	\$4,753,101	\$663,488	\$5,416,589	\$6,801,981

See accompanying notes to financial statements

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

CAPITAL PROJECTS FUNDS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES
 BUDGET AND ACTUAL
 FOR THE FISCAL YEAR ENDED JUNE 30, 1999

	General Capital Projects			Low and Moderate Income Housing		
	Budget	Actual	Variance Favorable (Unfavorable)	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES:						
Incremental property taxes	\$2,002,120	\$1,898,983	(\$103,137)	\$500,530	\$479,796	(\$20,734)
Interest	31,000	233,612	202,612	122,000	176,879	54,879
Reimbursement from City				44,163	44,163	
Charges for services					18	18
Other					4,316	4,316
Total Revenues	2,033,120	2,132,595	99,475	666,693	701,172	34,479
EXPENDITURES:						
Current:						
Salaries and benefits	239,630	202,300	37,330	81,677	43,996	37,681
Administrative services	176,826	176,826		36,822	36,822	
Housing loan program				471,361	471,361	
Capital outlay reimbursements to City of Hayward	3,411,590	3,411,590		46,749	46,749	
Capital outlay				54,647	54,647	
Debt service:						
Principal repayment	250,000	250,000				
Interest and fiscal charges	275,950	275,950				
Total Expenditures	4,353,996	4,316,666	37,330	691,456	653,775	37,681
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,320,876)	(2,184,071)	136,805	(24,763)	51,397	76,160
OTHER FINANCING USES						
Proceeds from repayment agreement		5,491,093	5,491,093			
Operating transfers (out)	(538,919)	(341,532)	(2,613)			
Total Other Financing Sources (Uses)	(538,919)	4,949,561	5,488,480			
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(\$2,859,795)	2,765,490	\$5,625,285	(\$24,763)	51,397	\$76,160
Adjustments to budgetary basis:						
Capital outlay		(4,237,020)				
BEGINNING FUND BALANCES		1,776,450			4,396,784	
ENDING FUND BALANCES		\$304,920			\$4,448,181	

Totals		Variance
Budget	Actual	Favorable (Unfavorable)
\$2,502,630	\$2,378,779	(\$123,871)
153,000	410,491	257,491
44,163	44,163	
	18	18
	4,316	4,316
<u>2,699,813</u>	<u>2,837,767</u>	<u>137,954</u>
321,307	246,296	75,011
213,648	213,648	
471,361	471,361	
3,438,339	3,438,339	
54,647	54,647	
250,000	250,000	
<u>275,950</u>	<u>275,950</u>	
<u>5,045,452</u>	<u>4,970,441</u>	<u>75,011</u>
<u>(2,345,639)</u>	<u>(2,132,674)</u>	<u>212,963</u>
	5,491,093	5,491,093
<u>(538,919)</u>	<u>(541,532)</u>	<u>(2,613)</u>
<u>(538,919)</u>	<u>4,949,561</u>	<u>5,488,480</u>
<u><u>(52,884,558)</u></u>	<u>2,816,887</u>	<u>\$5,701,445</u>
	(4,237,020)	
	<u>6,173,234</u>	
	<u><u>\$4,733,101</u></u>	

**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Members of the Governing Board of the
Redevelopment Agency of the
City of Hayward, California

We have audited the financial statements of Redevelopment Agency of the City of Hayward as of and for the year ended June 30, 1999, and have issued our report thereon dated October 8, 1999. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. However we did communicate other matters to the Agency Board in our separate Memorandum on Internal Controls dated October 8, 1999.

This report is intended for the information of the Board, management and federal awarding agencies and pass-through entities. However, this report is a matter of public record and its distribution is not limited.

Maze + Associates

October 8, 1999

APPENDIX B
ANNUAL REPORT OF FINANCIAL TRANSACTIONS
FOR FY 1998-99

Redevelopment Agency of the City of Hayward

December 1999

ANNUAL REPORT OF FINANCIAL TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES

COVER SHEET

PAGE 0 0

TO: STATE CONTROLLER

DIVISION OF ACCOUNTING AND REPORTING

LOCAL GOVERNMENT REPORTING SECTION

REDEVELOPMENT REPORTING UNIT

P O BOX 942850

SACRAMENTO, CA 94250

EXPRESS MAIL ADDRESS:

3301 C STREET, SUITE 700

SACRAMENTO, CA 95816

PHONE: (916) 445-5153

FISCAL YEAR ENDED
June 30 19 99

DUE WITHIN SIX MONTHS OF THE
AGENCY'S FISCAL YEAR END.

STATE USE ONLY	
BATCH NO	
REVIEWED	
CLEARED	

COUNTY	Alameda	
MAILING ADDRESS (PLEASE AFFIX LABEL AND CORRECT THE LABEL IF NECESSARY)		
AGENCY NAME Hayward Redevelopment Agency		
STREET ADDRESS OR P. O. BOX 777 B Street		
CITY	Hayward	STATE Ca
PHONE	510 583-4010	ZIP CODE 94541
LOCATION: (STREET ADDRESS) (IF DIFFERENT FROM ABOVE)		
CITY		STATE CA
AGENCY ORGANIZATION		
<input checked="" type="checkbox"/> REDEVELOPMENT AGENCY (I&S CODE 33100) <input type="checkbox"/> COMMUNITY DEVELOPMENT COMMISSION (HAS CODE 34100)		
GOVERNING BODY MEMBERSHIP		
<input type="checkbox"/> BOARD OF SUPERVISORS <input checked="" type="checkbox"/> CITY COUNCIL <input type="checkbox"/> OTHER		
REPORT PREPARED (CONTACT PERSON)		
By: Ken Morrison		
PHONE - (CONTACT PERSON) (510) 583-4090		
STREET ADDRESS 777 B Street		
CITY	Hayward	STATE CA
SIGNATURE OF EXECUTIVE DIRECTOR X		
DATE		
NAME		
Jesus Armas		
TITLE City Manager		
FIRM NAME		
Maze & Associates		
INDEPENDENT AUDITOR		
CONTACT PERSON		
Corey Riggs		
PHONE - (CONTACT PERSON) (510) 930-0902		
STREET ADDRESS 1670 Riviera Avenue, #100		
CITY	Walnut Creek	STATE CA
ZIP CODE 94596		

MEMBERS OF THE GOVERNING BODY

CHAIRPERSON Mayor Roberta Cooper	MEMBER Matt Jiminez
MEMBER Mayor Pro-tem William Ward	MEMBER Joseph Hilson
MEMBER Olden Henson	MEMBER
MEMBER Kevin Dowling	MEMBER
MEMBER Doris Rodriguez	MEMBER

AGENCY OFFICIALS

EXECUTIVE OFFICER Jesus Armas	PHONE (510) 583-4300
FISCAL OFFICER Perry Carter	PHONE (510) 583-4010
SECRETARY Angela Reyes	PHONE (510) 583-4400

Supplement to the Annual Report of Community Redevelopment Agencies

Redevelopment Agency ID Number	01358000
Name of Redevelopment Agency	Hayward Redevelopment Agency
Address	777 B Street
City, State, Zip	Hayward, CA 94541

The U. S. Bureau of the Census requests the following information about the fiscal activities of your government for the 1998-99 fiscal year. Governments furnishing this information will no longer receive U. S. Bureau of the Census Form F-32, Survey of Local Government Finances. If you have any questions, please contact:

U. S. Bureau of the Census
Chris Kubacki
1-800-242-4523

A. Personnel Expenditures

Report your government's total expenditures for salaries and wages during the year, including amounts paid on force account construction projects

Z00	\$ 246,784
------------	------------

B. Mortgage Revenue Bond Interest Payments

Report your government's total amount of interest paid on mortgage revenue bonds during the year.

U20	\$ 0
------------	------

C. Cash and Investments Held at the End of the Fiscal Year

Report separately for each of the three types of funds listed below, the total cash on hand and on deposit and investments in Federal government, Federal agency, State and local government and non-governmental securities. Report all investments at par value. Include in the sinking fund total any mortgages and notes receivable held as offsets to housing and industrial financing loans. Exclude accounts receivable, value of real property and non-security assets.

CALCULATION OF AVAILABLE REVENUES

AGENCY NAME Hayward Redevelopment Agency

PROJECT AREA Downtown

TAX YEAR 1999-2000

RECONCILIATION DATES: JULY 1, 19 98 TO JUNE 30, 19 99

1. Beginning Balance, Available Revenues (See Instructions)	<u>10,697,412</u>
2. Tax Increment Received - Gross All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.	<u>2,378,779</u>
3. All other Available Revenues Received (See Instructions)	<u>233,612</u>
4. Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	<u> </u>
5. Sum of Lines 1 through 4	<u>13,309,803</u>
6. Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	<u>1,917,223</u>
7. Available Revenues, End of Year (5 - 6) FORWARD THIS AMOUNT TO STATEMENT OF INDEBTEDNESS, COVER PAGE, LINE 4	<u>11,392,580</u>

NOTES

Tax Increment Revenues:

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax Increment Revenue set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefore omitted from Available Revenues at year end.

Item 4. above:

This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included a Disposition Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col E), but with funds that were neither Tax increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues."

ANNUAL REPORT OF FINANCIAL TRANSACTIONS OF COMMUNITY REDEVELOPMENT AGENCIES ACHIEVEMENT INFORMATION (UNAUDITED)

FISCAL YEAR ENDED June 30, 19 99

AGENCY NAME Hayward Redevelopment A

INDICATE ONLY THOSE ACHIEVEMENTS COMPLETED DURING THE FISCAL YEAR OF THIS REPORT
AS A DIRECT RESULT OF THE ACTIVITIES OF THE REDEVELOPMENT AGENCY.

PLEASE PROVIDE A DESCRIPTION OF THE AGENCY'S ACTIVITIES/
ACCOMPLISHMENTS DURING THE PAST YEAR. USE ADDITIONAL FORMS
AS NEEDED.
PLEASE BE SPECIFIC, AS THIS INFORMATION WILL BE THE BASIS
FOR POSSIBLE INCLUSION IN THE PUBLICATION.

SEE PROJECT AREA REPORT

ENTER THE AMOUNT OF SQUARE FOOTAGE COMPLETED THIS YEAR BY BUILDING TYPE AND SEGREGATED BY NEW OR REHABILITATED CONSTRUCTION.	SQUARE
COMMERCIAL BUILDINGS	
INDUSTRIAL BUILDINGS	
PUBLIC BUILDINGS(garage)	
OTHER BUILDINGS	
TOTAL SQUARE FOOTAGE	
ENTER THE NUMBER OF JOBS CREATED FROM THE ACTIVITIES OF THE AGENCY, EITHER ACTUAL OR ESTIMATED.	
ENTER THE APPROPRIATE CODES TO INDICATE EACH TYPE OF PUBLIC FACILITY COMPLETED THIS YEAR.	
TYPES COMPLETED (A-F ONLY)	

A - UTILITIES	C - LANDSCAPING	E -
B - RECREATION	D - SEWER & STORM	F -

Project Area Report

In Fiscal Year 1998-99 the Hayward Redevelopment Agency continued to make rapid progress in the Downtown Hayward Redevelopment Project.

In July 1998 the Agency executed a Disposition and Development Agreement (DDA) with American Stores Properties, Inc. for the development of an approximately 87,000 square foot retail center, to be anchored by a Lucky/Sav-on store. The project received all planning approvals, however, in the developer's due diligence phase it was discovered that groundwater underlying a portion of the site is contaminated with chlorinated solvents. The developer and Agency/City staff worked with the California Regional Water Quality Control Board to better define the extent of the problem and to determine a solution. This was accomplished by July 1999 and the project is now proceeding. Construction is expected to start in spring 2000.

In November 1998 the Agency Board/City Council adopted a major redevelopment plan amendment which added approximately 370 acres to the existing project area, extended the time limits for incurring debt and undertaking eminent domain and increased the limit on the amount of tax increment that could be collected. The area added to the redevelopment project consists of an older residential area immediately west of downtown, which includes pockets of inappropriate commercial use and which surrounds an area of older industrial uses that are underutilized and obsolete and impact the neighborhood. The primary purpose for adding this area is to undertake neighborhood preservation activities in the residential areas, and to facilitate the re-use or redevelopment of certain industrial and commercial sites over time.

In February 1999 a 320-space municipal parking structure and 13,000 square feet of retail shopping space was completed on an Agency-owned site (Site 3) across from the new City Hall. The parking structure not only serves City Hall but also the surrounding downtown retail shopping district. Leasing of the retail space is now underway, and the Agency anticipates the sale of the retail space in future years as the center becomes fully leased up.

Also in 1999 the Agency entered into negotiations with the Olson Company for the development of 77 town homes on a 3.5-acre site (Site 2) immediately adjacent to the new City Hall and the downtown BART Station. The Agency also facilitated the assembly of land for this project by acquiring a nearby site at A and Montgomery Street in order to convey it to BART in exchange for the town home site. The properties were exchanged in July 1999 and the Agency subsequently entered into a DDA with the Olson Company. Project construction is expected to start in spring 2000.

In addition to activities funded directly by the Redevelopment Agency there were a number of City-funded and private projects undertaken in the project area. The City's facade improvement program targets retail buildings in the core of the downtown, and several buildings began renovation in FY 1998-99. Private donations, funding from the local Rotary Club as well as the City of Hayward resulted in the completion of a "pocket park" (Newman Park) in downtown. The City also completed the re-landscaping of its first City Hall, now known as Giuliani Plaza. Both park sites are located along the Hayward seismic fault corridor and cannot be redeveloped; however, these green spaces provide a lovely amenity in the downtown. Several private

developments were also begun, including two major housing developments in the amended redevelopment area, totaling 350 units. Also, Mervyns completed the renovation of its downtown corporate headquarters and moved approximately 800 people downtown from a previous location in the Hayward industrial area.

The Hayward Redevelopment Agency supported two projects that provided affordable housing opportunities to low and moderate-income households during FY 1998-1999. Eden Housing, Inc., a leading Bay Area not-for-profit affordable housing developer, leveraged \$275,000 in Low and Moderate-Income Housing Funds (LMIHF) with private investment, federal funding and state tax credits for the acquisition and rehabilitation of five apartment buildings on Harris Court. This project will provide 20 units of multi-family housing to households earning no more than 40 percent of the area median income.

In addition, the Agency funded a seismic retrofit and façade improvement loan for the Green Shutter Hotel, in the amount of \$550,000. The Green Shutter Hotel is an 85-unit single room occupancy hotel serving lower income households. The loan will be expended in FY 1999-2000.

Assisting low and moderate-income first-time homebuyers is a top housing priority for the City of Hayward. LMIHF resources were allocated to the City's First-Time Homebuyer Program. This program helped 36 families purchase homes by providing down payment and closing cost assistance. The Agency allocated \$249,584 to this program which program participants leveraged with private mortgages. On average, each LMIHF dollar invested in this program generated \$24 in home buying power.

**ANNUAL REPORT OF FINANCIAL TRANSACTIONS
OF COMMUNITY REDEVELOPMENT AGENCIES
AUDIT INFORMATION**

PAGE **0** **3**

I. WAS THE REPORT PREPARED FROM AUDITED FINANCIAL DATA? A. ☒ YES B. ☐ NO

DID YOU SUBMIT A COPY OF THE AUDIT? A. ☒ YES B. ☐ NO

II. INDICATE FINANCIAL AUDIT OPINION.

A. ☒ UNQUALIFIED B. ☐ QUALIFIED
 C. ☐ ADVERSE D. ☐ DISCLAIMER
 E. ☐ AUDIT INCOMPLETE

IF THE AUDIT OPINION WAS OTHER THAN UNQUALIFIED, STATE EXPECTED COMPLETION DATE _____
 BRIEFLY THE REASON GIVEN: _____

III. WAS A COMPLIANCE AUDIT PERFORMED IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTION 33080.1 AND THE STATE CONTROLLER'S GUIDELINES FOR COMPLIANCE AUDITS?

A. ☒ YES B. ☐ NO

DID YOU SUBMIT A COPY OF THE AUDIT? A. ☒ YES B. ☐ NO

IV. INDICATE COMPLIANCE AUDIT OPINION

A. ☒ UNQUALIFIED B. ☐ POSITIVE/NEGATIVE NO EXCEPTIONS
 C. ☐ POSITIVE/NEGATIVE WITH EXCEPTIONS D. ☐ QUALIFIED
 E. ☐ ADVERSE F. ☐ DISCLAIMER
 G. ☐ COMPLIANCE AUDIT INCOMPLETE EXPECTED COMPLETION DATE: _____

STATE USE ONLY			A
AUDIT	1		
OPINION	2		
COMPLIANCE	3		
OPINION	4		

V. IF SECTION IV. IS OTHER THAN A OR B, STATE BRIEFLY BELOW THE AREAS OF NON-COMPLIANCE ATTACH ADDITIONAL PAGE IF NECESSARY

BALANCE SHEET

FISCAL YEAR ENDED June 30

AGENCY NAME

Hayward Redevelopment Agency

PAGE

04

	A	B	C	D	E	F	G
LIABILITIES & OTHER CREDITS	CAPITAL PROJECTS	DEBT SERVICE	LOW/MODERATE INCOME HOUSING	SPECIAL REVENUE/OTHER	GENERAL LONG-TERM	GENERAL FIXED	TOTAL (MEMORANDUM ONLY)
							\$ 36,474
							3,200,000
							54,554
							1,136,988
							5,540,000
							10,414,338
							20,382,354
							9,108,192
							7,597,966
							[2,181,377]
							14,524,781
							34,907,135

BALANCE SHEET

FISCAL YEAR ENDED June 30, 1999

AGENCY NAME

Hayward Redevelopment Agency

PAGE

04

		A	B	C	D	E	F	G
ASSETS & OTHER DEBITS		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING FUNDS	SPECIAL REVENUE/OTHER FUNDS	GENERAL LONG-TERM	GENERAL FIXED	TOTAL (MEMORANDUM ONLY)
ASH & IMPREST CASH	1.0	\$ 1,940,023	\$ 103,265	\$ 2,900,047	\$			\$ 4,943,335
ASH WITH FISCAL AGENT	2.0		560,223					560,223
AX INCREMENTS RECEIVABLE	3.0							
CCOUNTS RECEIVABLE	4.0							
CCRUE INTEREST RECEIVABLE	5.0	29,296		25,707				55,003
DANS RECEIVABLE	6.0	277,000		1,467,771				1,744,771
CONTRACTS RECEIVABLE	7.0							
EASE PAYMENTS RECEIVABLE	8.0							
EARNED FINANCE CHARGE UE FROM CAPITAL PROJECTS FUND	9.0							
UE FROM DEBT SERVICE FUND	10.0							
UE FROM LOW/MODERATE INCOME HOUSING FUND	11.0							
UE FROM SPECIAL REVENUE/OTHER FUNDS	12.0							
INVESTMENTS	13.0							
OTHER ASSETS	14.0							
INVESTMENT LAND HLD FOR RESALE	15.0			14,971				2,541,273
ALLOWANCE FOR DECLINE IN VALUE OF LAND HELD FOR RESALE	16.0							
FIXED ASSETS: LAND, STRUCTURES & IMPROVEMENTS	17.0							9,108,192
EQUIPMENT	18.0							
AMOUNT AVAILABLE IN DEBT SERVICE FUND	19.0							663,488
AMOUNT TO BE PROVIDED FOR PAYMENT OF LONG-TERM DEBT	20.0							15,290,850
TOTAL ASSETS & OTHER DEBITS								\$ 34,907,135
(MUST EQUAL PAGE 04, LINE 40)								

CCTF 1.0RS 80 (REV 7/96)

INCOME STATEMENT - CONSOLIDATED

Hayward Redevelopment Agency

PAGE 0 5

FISCAL YEAR ENDED

June 30 19 99

AGENCY NAME

		A	B	C	D	E
REVENUES		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
TAX INCREMENT - GROSS (INCLUDE ALL APPORTIONMENTS)	1.0	\$ 1,898,983	\$	\$ 479,796	\$	\$ 2,378,779
SPECIAL SUPPLEMENTAL SUBVENTION	2.0					
PROPERTY ASSESSMENTS	3.0					
SALES & USE TAX	4.0					
TRANSIENT OCCUPANCY TAX	4.1					
INTEREST INCOME	5.0	233,612	36,940	176,909		447,461
RENTAL INCOME	6.0					
LEASE INCOME	7.0					
SALE OF REAL ESTATE GAIN ON LAND	8.0					
HELD FOR RESALE	8.1					
FEDERAL GRANTS	9.0					
GRANTS FROM OTHER AGENCIES	10.0					
BOND ADMINISTRATIVE FEES	11.0					
OTHER REVENUES	12.0			48,467		48,467
TOTAL REVENUES	13.0	2,132,595	36,940	705,172		2,874,707
EXPENDITURES						
ADMINISTRATION COSTS	14.0	\$ 203,275	\$ 4,812	\$ 50,517	\$	\$ 258,604
PROFESSIONAL SERVICES	15.0	175,851		30,301		206,152
PLANNING, SURVEY & DESIGN	16.0					
REAL ESTATE PURCHASES	17.0	1,254,100				1,254,100
EXPENDITURES SUB-TOTAL (CARRY TO LINE 19)	(18.0)	\$ 1,633,226	\$ 4,812	\$ 80,818	\$	\$ 1,718,856

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C.

INCOME STATEMENT - CONSOLIDATED

AGENCY NAME

Hayward Redevelopment Agency

PAGE 05

FISCAL YEAR ENDED June 30, 1999

EXPENDITURES (CONT)		A	B	C	D	E
		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
SUB-TOTAL (FROM LINE 18)	(19.0)	\$ 1,633,226	\$ 4,812	\$ 80,818	\$	\$ 1,718,856
ACQUISITION EXPENSE	20.0			54,647		54,647
OPERATION OF ACQUIRED PROPERTY	21.0					
RELOCATION COSTS	22.0					
RELOCATION PAYMENTS	23.0					
SITE CLEARANCE COSTS	24.0					
PROJECT IMPROVEMENT/ CONSTRUCTION COSTS	25.0					
DISPOSAL COSTS	26.0					
LOSS ON DISPOSITION OF LAND HELD FOR RESALE	26.1					
DECLINE IN VALUE OF LAND HELD FOR RESALE	26.2					
REHABILITATION COSTS	27.0					
REHABILITATION GRANTS	28.0					
INTEREST EXPENSE	29.0	275,950	298,919			574,869
FIXED ASSET ACQUISITIONS	30.0	2,982,920				2,982,920
SUBSIDIES TO LOW & MODERATE INCOME HOUSING	31.0			471,561		471,561
DEBT ISSUANCE COSTS	31.1					
* (OTHER EXPENDITURES INCLUDING PASS THROUGH PAYMENTS)	32.0	3,411,590		46,749		3,458,339
DEBT PRINCIPAL PAYMENTS:						
TAX ALLOCATION BONDS & NOTES	33.0	250,000	240,000			490,000
REVENUE BONDS & CERTIFICATES OF PARTICIPATION	34.0					
CITY/COUNTY						
ADVANCES & LOANS	35.0					
U.S., STATE, & OTHER						
LONG TERM DEBT	36.0					
TOTAL EXPENDITURES	37.0	\$ 8,553,686	\$ 543,731	\$ 653,775	\$	\$ 9,751,192

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C.

ACCT. LOGS 80 (REV 7/96)

**

\$3.2 million is payment to City for construction of Agency obligations pertaining to public improvements - parking garage, drainage culvert, Civic Plaza

INCOME STATEMENT - CONSOLIDATED

AGENCY NAME

Hayward Redevelopment Agency

PAGE 05

FISCAL YEAR ENDED June 30, 1999

EXPENDITURES (CONT)	A	B	C	D	E
	CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
EXCESS (DEFICIENCY) REVENUES OVER (UNDER) EXPENDITURES	38.0 \$ [6,421,091]	\$ [506,791]	\$ 51,397	\$	\$ [6,876,485]
OTHER FINANCING SOURCES (USES)					
PROCEEDS OF LONG-TERM DEBT	39.0				
PROCEEDS OF REFUNDING BONDS	39.1				
PAYMENT TO REFUNDED BOND ESCROW AGENT	39.2				
ADVANCES FROM CITY/COUNTY	40.0 5,491,093				5,491,093
SALE OF FIXED ASSETS	41.0				
MISCELLANEOUS FINANCING SOURCES (USES)	41.1				
OPERATING TRANSFERS IN	42.0	541,532			541,532
TAX INCREMENT TRANSFERS IN (LOW & MOD HOUSING FUND)	42.1				
OPERATING TRANSFERS OUT	43.0 (541,532)	()	()	()	541,532
TAX INCREMENT TRANSFERS OUT (TO LOW & MOD HOUSING FUND)	43.1 ()	()		()	
TOTAL - OTHER FINANCING SOURCES (USES)	44.0 \$ 4,949,561	\$ 541,532	\$ 0	\$	\$ 5,491,093
EXCESS (DEFICIENCY) OF REVENUES & OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING USES (LINE 38 + LINE 44)	45.0 \$ [1,471,530]	\$ 34,741	\$ 51,397	\$	\$ [1,385,392]
EQUITY, BEGINNING OF PERIOD	46.0 \$ 1,776,450	\$ 628,747	\$ 4,396,784	\$	\$ 6,801,981
ADJUSTMENTS:					
PRIOR PERIOD ADJUSTMENTS	47.0				
RESIDUAL EQUITY TRANSFERS	48.0				
OTHER - (EXPLAIN)	49.0				
	50.0				
EQUITY, END OF PERIOD (MUST EQUAL PAGE 04, LINE 39)	51.0 \$ 304,920	\$ 663,488	\$ 4,448,181	\$	\$ 5,416,589

* (In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C)

SCHEDULE D-R

3	1
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AGENCY NAME Hayward Redevelopment Agency

C

FROZEN BASE ASSESSED VALUATION	1.0	\$ 68,990,660
INCREMENT ASSESSED VALUATION	2.0	174,672,233
TOTAL ASSESSED VALUATION	3.0	\$ 243,662,893

354

AMOUNTS PAID TO TAXING AGENCIES PURSUANT TO:		TAX INCREMENT PASS THROUGH DETAIL				OTHER PAYMENTS	
		H & S CODE SECTION 33401 A	H & S CODE SECTION 33676 B	H & S CODE SECTION 33607 C	TOTAL D	H & S CODE SECTION 33445 E	H & S CODE SECTION 33445.5 F
COUNTY	4.0						
CITIES	5.0						
SCHOOL DISTRICTS	6.0						
COMMUNITY COLLEGE DISTRICTS	7.0						
SPECIAL DISTRICTS	8.0						
TOTAL PAID TO TAXING AGENCIES	10.0						
NET AMOUNT TO AGENCY	11.0					2,378,779	
GROSS TAX INCREMENT GENERATED	12.0						

IN ADDITION TO THE ABOVE TAX INCREMENT PASS-THROUGHS, PLEASE ITEMIZE EACH CAPITAL IMPROVEMENT EXPENDITURE MADE ON BEHALF OF ANY TAXING AGENCY OTHER THAN A SCHOOL DISTRICT OR COMMUNITY COLLEGE DISTRICT, AND INDICATE CODE SECTION

Description	Name of Taxing Agency	Amount	Code Section:	
			33401	33676
		\$		
		\$		
		\$		
		\$		

SUMMARY OF THE STATEMENT OF INDEBTEDNESS - Agency Totals

Schedule E-R
Page **3** **2**

Agency Name Hayward Redevelopment Agency
Project Area Name Downtown

Types of Debts		Total Indebtedness Outstanding As of <u>June 30, 1999</u>
TAX ALLOCATION BOND DEBT	1	\$ 8,240,493
REVENUE BONDS	2	
OTHER LONG-TERM DEBT	3	486,988
CITY/COUNTY DEBT	4	12,288,095
LOW & MODERATE FUND	5	19,955,418
OTHER	6	1,130,345
TOTAL	7	\$ 42,101,339
AVAILABLE REVENUES	8	(11,392,580)
NET REQUIREMENT	9	\$ 30,708,759

Using the Statement of Indebtedness (SOI) filed on or before October 1, 1999, please summarize all indebtedness listed on Forms A and B as follows:

DESCRIPTION OF LINE ITEMS

- Any indebtedness listed on the SOI related to Tax Allocation Bonds or Notes.
- Any indebtedness listed on the SOI related to Revenue Bonds or Certificates of Participation.
- Any indebtedness listed on the SOI related to other long-term debt issuances, other than debt listed above, or indebtedness owed to the governing body.
- All indebtedness or obligations owed to the governing body, regardless of the purpose or time limit.
- All indebtedness or obligations to the Low and Moderate Income Housing Fund.
- All indebtedness or obligations listed on the SOI, not included above.
- Line 7 from the Calculation of Available Revenues statement.

**ANNUAL REPORT OF FINANCIAL TRANSACTIONS
OF COMMUNITY REDEVELOPMENT AGENCIES
PROJECT AREA REPORT**

**PROJECT AREA
COVER SHEET**

PAGE

0	1
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STATE USE ONLY	
REVIEWED	CLEARED

**PLEASE PROVIDE A BRIEF DESCRIPTION OF THE ACTIVITIES FOR THIS
PROJECT AREA DURING THE REPORTING YEAR.**

SEE PROJECT AREA REPORT

STATE USE ONLY			
PROJECT AREA ID#			
PLEASE AFFIX LABEL AND CORRECT IF NECESSARY			
AGENCY AND PROJECT AREA NAME			
Hayward Redevelopment Agency			
Downtown Hayward Project			
DATE PROJECT AREA WAS ESTABLISHED <small>(MM-DD-YY)</small>	(1)	10. 28 -1975	
MOST RECENT DATE PROJECT AREA WAS AMENDED. <small>(MM-DD-YY)</small>	2	11. 10 -1998	
MOST RECENT DATE PROJECT AREA WAS MERGED. <small>(MM-DD-YY)</small>	3	N/A	
ESTABLISHED TIME LIMIT:			
REPAYMENT OF INDEBTEDNESS <small>(YEAR ONLY)</small>	4	2025, 2043	
ESTABLISHED TIME LIMIT:			
EFFECTIVENESS OF PLAN <small>(YEAR ONLY)</small>	5.1	2015, 2020, 2043	
ESTABLISHED TIME LIMIT:			
NEW INDEBTEDNESS <small>(YEAR ONLY)</small>	6.1	2014, 2017, 2018	
SIZE OF PROJECT AREA IN ACRES.		7	610
PERCENTAGE OF LAND VACANT AT THE INCEPTION OF THE PROJECT AREA.			
HEALTH AND SAFETY CODE SECTION 33320.1 <small>(XX.X%)</small>	8	3.6%	
PERCENTAGE OF LAND DEVELOPED AT THE INCEPTION OF THE PROJECT AREA.			
HEALTH AND SAFETY CODE SECTION 33320.1 <small>(XX.X%)</small>	9	96.4%	
OBJECTIVES OF THE PROJECT AREA AS SET FORTH IN THE PROJECT AREA PLAN.		10	R.C.P.O.
(ENTER THE APPROPRIATE CODE(S) IN SEQUENCE AS SHOWN).		R = RESIDENTIAL I = INDUSTRIAL C = COMMERCIAL P = PUBLIC O = OTHER	

B-15

INCOME STATEMENT

AGENCY NAME Hayward Redevelopment AgencyPAGE 0 5PROJECT AREA NAME Downtown

FISCAL YEAR ENDED

June 30, 19 99

		A	B	C	D	E
REVENUES		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
TAX INCREMENT - GROSS (INCLUDE ALL APPORTIONMENTS)	1.0	\$ 1,898,983		\$ 479,796		\$ 2,378,779
SPECIAL SUPPLEMENTAL SUBVENTION	2.0					
PROPERTY ASSESSMENTS	3.0					
SALES & USE TAX	4.0					
TRANSIENT OCCUPANCY TAX	4.1					
INTEREST INCOME	5.0	233,612	36,940	176,909		447,461
RENTAL INCOME	6.0					
LEASE INCOME	7.0					
SALE OF REAL ESTATE GAIN ON LAND HELD FOR RESALE	8.0 8.1					
FEDERAL GRANTS	9.0					
GRANTS FROM OTHER AGENCIES	10.0					
BOND ADMINISTRATIVE FEES	11.0					
OTHER REVENUES	12.0			48,467		48,467
TOTAL REVENUES	13.0	2,132,595	36,940	705,172		2,874,707
EXPENDITURES						
ADMINISTRATION COSTS	14.0	\$ 203,275	\$ 4,812	\$ 50,517		\$ 258,604
PROFESSIONAL SERVICES	15.0	175,851		30,301		206,152
PLANNING, SURVEY & DESIGN	16.0					
REAL ESTATE PURCHASES	17.0	1,254,100				1,254,100
EXPENDITURES SUB-TOTAL (CARRY TO LINE 19)	(18.0)	\$ 1,633,226	\$ 4,812	\$ 80,818		\$ 1,718,856

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C

INCOME STATEMENT

AGENCY NAME Hayward Redevelopment AgencyPAGE 0 5FISCAL YEAR ENDED June 30PROJECT AREA NAME Downtown

		A	B	C	D	E
EXPENDITURES (CONT)		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING * FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
SUB-TOTAL (FROM LINE 18)	(19.0)	\$ 1,633,226	\$ 4,812	\$ 80,818	\$	\$ 1,718,856
ACQUISITION EXPENSE	20.0			54,647		54,647
OPERATION OF ACQUIRED PROPERTY	21.0					
RELOCATION COSTS	22.0					
RELOCATION PAYMENTS	23.0					
SITE CLEARANCE COSTS	24.0					
PROJECT IMPROVEMENT/ CONSTRUCTION COSTS	25.0					
DISPOSAL COSTS	26.0					
LOSS ON DISPOSITION OF LAND HELD FOR RESALE	26.1					
DECLINE IN VALUE OF LAND HELD FOR RESALE	26.2					
REHABILITATION COSTS	27.0					
REHABILITATION GRANTS	28.0			249,584		249,584
INTEREST EXPENSE	29.0	275,950	298,919			574,869
FIXED ASSET ACQUISITIONS	30.0	2,982,920				2,982,920
SUBSIDIES TO LOW & MODERATE INCOME HOUSING	31.0					
DEBT ISSUANCE COSTS	31.1					
OTHER EXPENDITURES INCLUDING PASS THROUGH PAYMENT(S)	32.0	3,411,590		46,749		3,458,339
DEBT PRINCIPAL PAYMENTS:						
TAX ALLOCATION BONDS & NOTES	33.0	250,000	240,000			490,000
REVENUE BONDS & CERTIFICATES OF PARTICIPATION	34.0					
CITY/COUNTY ADVANCES & LOANS	35.0					
U. S., STATE, & OTHER LONG-TERM DEBT	36.0					
TOTAL EXPENDITURES	37.0	\$ 8,553,686	\$ 543,731	\$ 653,775	\$	\$ 9,751,192

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C.

INCOME STATEMENT

June 30

FISCAL YEAR ENDED

AGENCY NAME Hayward Redevelopment AgencyPROJECT AREA NAME Downtown

19 99

PAGE 0 5

EXPENDITURES (CONT)		A	B	C	D	E
		CAPITAL PROJECTS FUNDS	DEBT SERVICE FUNDS	LOW/MODERATE INCOME HOUSING FUNDS	SPECIAL REVENUE/OTHER FUNDS	TOTAL
EXCESS (DEFICIENCY) REVENUES OVER (UNDER) EXPENDITURES	38.0	\$ [6,421,091]	\$ [506,791]	\$ 51,397	\$	\$ [6,876,485]
OTHER FINANCING SOURCES (USES)						
PROCEEDS OF LONG-TERM DEBT	39.0					
PROCEEDS OF REFUNDING BONDS	39.1					
PAYMENT TO REFINDED BOND ESCROW AGENT	39.2	()	()	()	()	()
ADVANCES FROM CITY/COUNTY	40.0	5,491,093				5,491,093
SALE OF FIXED ASSETS	41.0					
MISCELLANEOUS FINANCING SOURCES (USES)	41.1					
OPERATING TRANSFERS IN	42.0		541,532			541,532
TAX INCREMENT TRANSFERS IN (LOW & MOD HOUSING FUND)	42.1					
OPERATING TRANSFERS OUT	43.0	(541,532)	()	()	()	(541,532)
TAX INCREMENT TRANSFERS OUT (TO LOW & MOD HOUSING FUND)	43.1	()	()		()	()
TOTAL - OTHER FINANCING SOURCES (USES)	44.0	\$ 4,949,561	\$ 541,532	\$ 0	\$	\$ 5,491,093
EXCESS (DEFICIENCY) OF REVENUES & OTHER FINANCING SOURCES OVER EXPENDITURES & OTHER FINANCING USES (LINE 38 + LINE 44)						
	45.0	\$ [1,471,530]	\$ 34,741	\$ 51,397	\$	\$ [1,385,392]
EQUITY, BEGINNING OF PERIOD	46.0	\$ 1,776,450	\$ 628,747	\$ 4,396,784	\$	\$ 6,801,981
ADJUSTMENTS:						
PRIOR PERIOD ADJUSTMENTS	47.0					
RESIDUAL EQUITY TRANSFERS	48.0					
OTHER - (EXPLAIN)	49.0					
	50.0					
EQUITY, END OF PERIOD (MUST EQUAL PAGE 04, LINE 39)	51.0	\$ 304,920	\$ 663,488	\$ 4,448,181	\$	\$ 5,416,589

* In order to ensure consistency, the amounts reported in the Low and Moderate Income Housing Fund should form the basis for the data reported to the Department of Housing and Community Development on Schedules HCD-A and HCD-C.

AGENCY LONG-TERM DEBT
TAX ALLOCATION BONDS, REVENUE BONDS AND CERTIFICATES OF PARTICIPATION

SCHEDULE A-RP

FISCAL YEAR ENDED June 30, 99 AGENCY NAME Hayward Redevelopment Agency PAGE OF
 PROJECT AREA NAME Downtown

USE A SEPARATE COLUMN FOR LISTING EACH BOND AUTHORIZATION NOT FULLY RETIRED. USE ADDITIONAL PAGES AS NECESSARY.

CODING BOXES FOR CONTROLLER'S USE ONLY

INDICATE TYPE OF DEBT: TAX ALLOCATION BOND, REVENUE BOND OR CERTIFICATE OF PARTICIPATION		Tax Allocation Bonds				TOTAL
YEAR OF AUTHORIZATION	1.0	1,996				
PRINCIPAL AMOUNT AUTHORIZED	1.1	\$ 6,195,000	\$	\$	\$	\$ 6,195,000
PRINCIPAL AMOUNT UNISSUED	1.2					
PRINCIPAL AMOUNT UNMATURED - BEGINNING OF FISCAL YEAR	2.0	5,780,000				5,780,000
ADJUSTMENTS MADE DURING YEAR (EXPLAIN)	3.0					
PRINCIPAL AMOUNT ISSUED DURING FISCAL YEAR	4.0					
PRINCIPAL AMOUNT MATURED DURING FISCAL YEAR	5.0	(240,000)	()	()	()	(240,000)
PRINCIPAL AMOUNT DEFEASED DURING FISCAL YEAR	5.1	()	()	()	()	()
PRINCIPAL AMOUNT UNMATURED - END OF FISCAL YEAR	6.0	\$ 5,540,000	\$	\$	\$	\$ 5,540,000
PRINCIPAL AMOUNT IN DEFAULT	6.1					
INTEREST IN DEFAULT	6.2					

PURPOSE OF DEBT BY AUTHORIZATION	REVENUES PLEDGED AS ADDITIONAL SECURITY (SPECIFY NATURE OF REVENUE)	EXTENT PLEDGED
Purchase of parking lots; the	Rent - City of Hayward	%
financing of existing debt; construc-		%
tion of road improvements; purchase		%
of land for development		%

OTHER LONG-TERM DEBT

SCHEDULE B-RP

FISCAL YEAR ENDED June 30, 19 99

AGENCY NAME Hayward Redevelopment Agency
PROJECT AREA NAME Downtown

USE A SEPARATE COLUMN FOR LISTING EACH BOND AUTHORIZATION NOT FULLY RETIRED. USE ADDITIONAL PAGES AS NECESSARY.

		<div>16</div> <div>A</div>	<div>17</div> <div>A</div>	<div>18</div> <div>A</div>	<div>19</div> <div>A</div>	
OTHER LONG-TERM INDEBTEDNESS	(1.0)	CITY/COUNTY	STATE	U. S.	OTHER	TOTAL
PRINCIPAL AMOUNT UNMATURED- BEGINNING OF FISCAL YEAR	2.0	\$ 5,137,631	\$	\$	\$	\$ 5,137,631
ADJUSTMENTS MADE DURING YEAR (EXPLAIN)	3.0	5,526,707				5,526,707
INTEREST ADDED TO PRINCIPAL	3.1					
PRINCIPAL AMOUNT RECEIVED DURING FISCAL YEAR	4.0					
PRINCIPAL AMOUNT MATURED DURING FISCAL YEAR	5.0	(250,000)	()	()	()	(250,000)
PRINCIPAL AMOUNT UNMATURED- END OF FISCAL YEAR	6.0	\$ 10,414,338	\$	\$	\$	\$ 10,414,338

In 1990, the City's Water Enterprise Fund made a loan to the Agency to finance the purchase of land for development; as of June 30, 1999 the Council approved and amended repayment agreement whereby the Agency has agreed to reimburse the City a portion of the project costs for the B Street/Watkins/ Mission Garage & B Street retail of Civic Center Plaza; subsequent to June 30, 1999 The City incurred additional costs subject to the agreement and the Agency recorded an additional obligation.

ACCT-LGRS 80 (REV 7/96)

NON-AGENCY LONG-TERM DEBT
MORTGAGE REVENUE BONDS, INDUSTRIAL DEVELOPMENT BONDS AND CERTIFICATES OF PARTICIPATION

SCHEDULE C-RP

FISCAL YEAR ENDED June 30, 19 99 AGENCY NAME Hayward Redevelopment Agency
 PROJECT AREA NAME Downtown

PAGE ____ OF ____

USE A SEPARATE COLUMN FOR LISTING EACH BOND AUTHORIZATION NOT FULLY RETIRED. USE ADDITIONAL PAGES AS NECESSARY.

CODING BOXES FOR CONTROLLER'S USE ONLY

INDICATE TYPE OF DEBT: MORTGAGE REVENUE BONDS, INDUSTRIAL DEVELOPMENT BONDS, CERTIFICATES OF PARTICIPATION						TOTAL
YEAR OF AUTHORIZATION	1.0					
PRINCIPAL AMOUNT AUTHORIZED	1.1	\$	\$	\$	\$	\$
PRINCIPAL AMOUNT UNISSUED	1.2					
PRINCIPAL AMOUNT UNMATURED - BEGINNING OF FISCAL YEAR	2.0					
ADJUSTMENTS MADE DURING YEAR (EXPLAIN)	3.0					
PRINCIPAL AMOUNT ISSUED DURING FISCAL YEAR	4.0					
PRINCIPAL AMOUNT MATURED DURING FISCAL YEAR	5.0	()	()	(
PRINCIPAL AMOUNT DEFEASED DURING FISCAL YEAR	5.1	()	()	(
PRINCIPAL AMOUNT UNMATURED - END OF FISCAL YEAR	6.0	\$	\$	\$	\$	\$
PRINCIPAL AMOUNT IN DEFAULT	6.1					
INTEREST IN DEFAULT	6.2					

PURPOSE OF DEBT BY AUTHORIZATION	REVENUES PLEDGED AS ADDITIONAL SECURITY (SPECIFY NATURE OF REVENUE)	EXTENT PLEDGED
		%
		%
		%
		%

ASSESSED VALUATIONS - AND - TAX INCREMENT REVENUES

SCHEDULE D-RP

FISCAL YEAR ENDED June 30, 99

AGENCY NAME Hayward Redevelopment Agency

PAGE

3 1

PROJECT AREA NAME Downtown

ASSESSED VALUATION DATA

		C
FROZEN BASE ASSESSED VALUATION	1.0	\$ 68,990,660
INCREMENT ASSESSED VALUATION	2.0	174,672,233
TOTAL ASSESSED VALUATION	3.0	\$ 243,662,893

PASS THROUGH / SCHOOL DISTRICT ASSISTANCE

AMOUNTS PAID TO TAXING AGENCIES PURSUANT TO:		TAX INCREMENT PASS THROUGH DETAIL				OTHER PAYMENTS	
		H & S CODE SECTION 33401	H & S CODE SECTION 33676	H & S CODE SECTION 33607	TOTAL	H & S CODE SECTION 33445	H & S CODE SECTION 33445.5
		A	B	C	D	E	F
COUNTY	4.0	\$	\$	\$	\$		
CITIES	5.0						
SCHOOL DISTRICTS	6.0						
COMMUNITY COLLEGE DISTRICTS	7.0						
SPECIAL DISTRICTS	8.0						
TOTAL PAID TO TAXING AGENCIES	10.0	\$	\$	\$	\$	\$	\$
NET AMOUNT TO AGENCY	11.0				2,378,779		
GROSS TAX INCREMENT GENERATED	12.0						

CAPITAL IMPROVEMENT DETAIL

IN ADDITION TO THE ABOVE TAX INCREMENT PASS-THROUGHS, PLEASE ITEMIZE EACH CAPITAL IMPROVEMENT EXPENDITURE MADE ON BEHALF OF ANY TAXING AGENCY OTHER THAN A SCHOOL DISTRICT OR COMMUNITY COLLEGE DISTRICT, AND INDICATE CODE SECTION

Description	Name of Taxing Agency	Amount	Code Section:	
			33401	33676
		\$		
		\$		
		\$		
		\$		

APPENDIX C

DESCRIPTION OF AGENCY'S ACTIVITIES AFFECTING HOUSING AND DISPLACEMENT

Redevelopment Agency of the City of Hayward

December 1999

ANNUAL REPORT OF HOUSING ACTIVITY
OF COMMUNITY REDEVELOPMENT AGENCIES
FOR FISCAL YEAR ENDED 6/30/1999

Agency Name and Address:

County of Jurisdiction:

Hayward Redevelopment Agency

Alameda

777 B Street

Hayward, CA 94541

Redevelopment agencies must report annually on their housing activities and maintenance and use of the Low & Moderate Income Housing Fund (Health and Safety Code Section 33080.1). A copy of this report must be filed with the Department of Housing and Community Development (HCD) (Section 33080.3). HCD must compile and publish annually a report of redevelopment agencies' housing activities (Section 33080.6).

Please answer each of the following questions in order to determine which HCD Schedules your agency must prepare to provide a complete report of housing activity and fund balances for the reporting period.

1. How many adopted project areas did the agency have during the reporting period? 1
If one or more, prepare and submit a separate copy of SCHEDULE HCD-A for each adopted project area.
If none, do not submit Schedule HCD-A.
2. Did the agency conduct any housing activity outside of adopted redevelopment project areas during the reporting period?
☒ Yes. Prepare and submit one copy of SCHEDULE HCD-B for the agency.
☐ No. Do not submit Schedule HCD-B.
3. Did the agency have any adopted project areas, or any funds in the Low & Moderate Income Housing Fund during the reporting period?
☒ Yes. Prepare and submit one copy of SCHEDULE HCD-C for the agency.
☐ No. Do not submit Schedule HCD-C.
4. Were any housing projects completed during the reporting period?
☒ Yes. Prepare and submit all applicable HCD Schedules D1-D7 for each housing project completed and an HCD Schedule E1 summarizing all housing projects completed.
☐ No. Do not submit HCD Schedules D1-D7 or HCD Schedule E1.

To the best of my knowledge the representations made in the above statement and the disclosures contained in the HCD Schedule(s) submitted herewith are true and correct.

December 15, 1999
Date

[Signature]
Signature of Authorized Agency Representative

Redevelopment Director
Title
(510) 583-4261
Telephone Number

SCHEDULE HCD-A
Project Area Activity
for Fiscal Year Ended 6/30/1999

Agency Name: Hayward Redevelopment Agency

Project Area Name: Downtown Hayward

Preparer's Name, Title: Maret Bartlett, Redevelopment Director Preparer's E-Mail Address: maretb@ci.hayward.ca.us

Preparer's Telephone No: (510) 583-4261 Preparer's Facsimile No: (510) 583-3650

General Information

1. a Year plan for project area was adopted: 1975 Current expiration of redevelopment plan: 12/30/2043
 - b. If project area name has changed, give previous name(s) or number: _____
 - c. Year(s) project areas merged: _____
Project areas merged: _____
 - d. Year(s) real property was: (1.) added: 1987, 1998, _____ (2.) removed: _____
2. Project areas adopted, and areas added by amendment, after 12/31/75 are subject to section 33413. All other project areas are subject to Section 33413(a), effective 1/1/96, with respect to housing activity specified in Section 33413(d). An agency may elect to make all or part of Section 33413 apply to a project area for which a plan was adopted before 1/1/76. If the redevelopment plan for the subject project area was adopted before 1/1/76, and the agency has elected to apply all or part of Section 33413, provide the date and scope of the resolution.

Date: ____/____/____; Scope: _____
mo day yr

Project Area Housing Fund Revenues and Other Sources

3. Report all revenues and other sources of funds from this project area which accrued to the agency's Housing Fund this reporting year. Any income related to agency-assisted housing located outside the project area(s) should be reported as "Other Revenue" on line 3j. (of this Schedule A), if this project area is named as beneficiary in the authorizing resolution. Any other revenue sources not reported on lines 3a.-3i., should also be reported on line 3j.

Enter the full 100% of gross tax increment allocated (prior to any pass through and deduction for fees) on line 3a(1). Calculate 20% of gross tax increment and enter the amount on line 3a(2). To determine the amount of Tax Increment deposited to the Housing Fund (line 3a(6)), subtract allowable exempted (line 3a(4)) or deferred (line 3a(5)) amounts from the Tax Increment Allocated to Housing Fund (line 3a(3)).

NOTE:

Expenditures for debt service should be reported on Schedule HCD-C (Page 2, Line 3c.).

Dollar amounts for items HCD-A lines 3a.-3f. and 3i. (where an italicized line number is noted in parentheses) can be taken directly from that line number on the State Controller's Annual Report of Financial Transactions of Community Redevelopment Agencies, Project Area Income Statement, except for the reclassifying of Transfers-In from Internal Funds and the reporting of Other Sources as discussed below.

Transfers-In from other internal funds: The specific sources of transferred funds must be reported in items HCD-A lines 3a.-j. For example: transfers into the Housing Fund from the Debt Service Fund for the deposit of the 20% setaside should be reported on line 3a(3).

Other Sources: Non-GAAP revenues such as land sales for those Agencies using the Land Held for Resale method to record land sales should be reported on HCD-A line 3d. Money received for the repayment of loan principal to the Housing Fund should be included on HCD-A line 3h.

3. a. Tax Increment:

(1) 100% of Gross (line 1E):	\$2,378,779
(2) Minimum Deposit to Housing Fund (Line 3a(1) x 20%):	\$475,756
(3) Tax Increment Allocated to Housing Fund *	\$479,796
Less:	
(4) Amount Exempted (if there is an amount exempted, also complete question #4 (HCD-A, Page 3 of 5):	(\$0)
(5) Amount Deferred (if there is an amount deferred, also complete question #5 (HCD-A, Page 3 of 5):	(\$0)
(6) Tax Increment Deposited to Housing Fund [actual amount deposited, Lines 3a: (3) - (4) - (5)]	\$ 479,796

* If less than 20% of the Gross Tax Increment (see 3a(2) above) is being set aside in this project area in accordance with Section 33334.3(i); identify the project area(s) contributing the difference:

* Explain below if less than 20% is being set aside for any other reason:

b. Interest Income (line 5):	\$176,909
c. Rental/Lease Income (lines 6 + 7):	\$0
d. Sale of Real Estate (line 8):	\$0
e. Grants (lines 9 + 10):	\$0
f. Bond Administrative Fees (line 11):	\$0
g. Deferral Repayments:	\$0
h. Loan Repayments:	\$44,163
i. Debt Proceeds (line 39):	\$0
j. Other Revenue (Specify) _____	\$0
k. Total Housing Fund Deposits for this Project Area (add 3a(6). through 3j.):	<u>\$705,172</u>

Exemption(s)

4. a. If you are claiming an exemption from making the minimum 20% set-aside, indicate the reason. Check only one of the below Health and Safety Code Section boxes:

- ☐ Section 33334.2(a)(1): No need in community to increase/improve supply of lower or moderate income housing.
- ☐ Section 33334.2(a)(2): Less than 20% set-aside is sufficient to meet the need.
- ☐ Section 33334.2(a)(3): Community is making substantial effort equivalent in value to 20% set-aside and has specific contractual obligations incurred before May 1, 1991 requiring continued use of this funding.

When was the initial finding adopted? ____/____/____
mo day yr

Identify Resolution # _____

Date Resolution sent to HCD: ____/____/____
mo day yr

Note: Pursuant to Section 33334.2(a)(3)(C), this exemption expired on June 30, 1993.

- ☐ Other: Specify code section and reason:

- b. When was current year finding adopted for any exemption claimed in 4.a?

Identify Resolution # _____

Date Resolution sent to HCD: ____/____/____
mo day yr

Deferral(s)

5. a. If you are deferring the set-aside, indicate the reason. Check only one of the below Health and Safety Code Section boxes:

- ☐ Section 33334.6(d): Project was adopted before 1977 and tax increments are needed to meet existing debts.

When was the initial finding adopted? ____/____/____
mo day yr

Identify Resolution # _____

Date Resolution sent to HCD: ____/____/____
mo day yr

Note: The previous allowable deferral under Section 33334.6(e) expired. It was only allowable in each fiscal year prior to July 1, 1996 with certain restrictions.

- ☐ Other: Specify code section and reason:

- b. When was current year finding adopted for any deferral claimed in 5.a?

Identify Resolution # _____

Date Resolution sent to HCD: ____/____/____
mo day yr

- c. A deferred set-aside pursuant to Section 33334.6(d) constitutes an indebtedness to the Housing Fund equal to the amount of the set-aside being deferred. Summarize the amount(s) of set-aside deferred during this fiscal year and cumulatively:

Fiscal Year	Amount Deferred During FY	Amount of Prior FY Deferrals Repaid During FY	Cumulative Amount Deferred (Less Any Amount Repaid)
97/98	\$	\$	\$
98/99	\$	\$	\$ *

* The cumulative amount of deferred set-aside should also be shown on Line 5b. of Schedule HCD-C, Page 3 of 8.

If the FY 97/98 cumulative deferral shown here differs from what was reported on the last HCD report, indicate the amount of difference and the reason:

Difference: \$ _____ Reason: _____

Deferral(s) Line 5 (continued)

- d. Section 33334.6(g) requires any agency which defers set-asides to adopt a plan to eliminate the deficit in subsequent years. If this agency has deferred set-asides, has it adopted such a plan? Yes ☐ No ☐

If yes, by what date is the deficit to be eliminated? _____

_____/_____/_____
mo day yr

If yes, when was the original plan adopted for the deferral claimed? _____

NOT APPLICABLE

Identify Resolution # _____ Date Resolution sent to HCD _____

_____/_____/_____
mo day yr

When was the last amended plan adopted for the deferral claimed? _____

_____/_____/_____
mo day yr

Identify Resolution # _____ Date Resolution sent to HCD _____

_____/_____/_____
mo day yr

Housing Units Lost and Households Displaced

6. a. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from this project area as a result of redevelopment activities; the number of above moderate units or bedrooms the agency is not required to replace; and the income category and type of households permanently displaced from the project area during the fiscal year.

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					
Units Lost (Removed or Destroyed, and Required to be Replaced)					
Bedrooms Lost (Removed or Destroyed, and Required to be Replaced)					
Units Lost (Above Moderate: Not Required to be Replaced)					
Bedrooms Lost (Above Moderate: Not Required to be Replaced)					

- b. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of households permanently displaced as a result of redevelopment activities other than the destruction or removal of dwelling units and bedrooms from this project area; and the income category and type of households displaced from the project area during the fiscal year.

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

- c. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the fiscal year and identified in paragraphs in 6a. and 6b. as follows:

Date _____ Name of Agency Custodian _____
mo day yr

Date _____ Name of Agency Custodian _____
mo day yr

Date _____ Name of Agency Custodian _____
mo day yr

Please attach a separate sheet of paper listing any additional housing plans adopted.

Project Area Name: Downtown Hayward

- | Income Level | VL | L | M | AM | Total |
|--|----|---|---|----|-------|
| Households Permanently Displaced -Elderly | | | | | |
| Households Permanently Displaced - Non Elderly | | 2 | 1 | | 3 |
| Households Permanently Displaced - Total | | | | | |

- Date _____ Name of Agency Custodian _____
mo day yr
Date _____ Name of Agency Custodian _____
mo day yr
Date _____ Name of Agency Custodian _____
mo day yr
- NOT APPLICABLE**

8. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units financed by any federal, state, local, or private source to be constructed inside the project area, within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units.

[illegible]

HCD-A
Page 5 of 5

SCHEDULE HCD-B

Activity Outside Project Area
for Fiscal Year Ended 6/30/1999

Agency Name: Hayward Redevelopment Agency

Project Area Name: Downtown Hayward

Preparer's Name, Title: Maret Bartlett, Redevelopment Director Preparer's E-Mail Address: maretb@ci.hayward.ca.us

Preparer's Telephone No: (510) 583-4261

Preparer's Facsimile No: (510) 583-3650

Housing Units Lost and Households Displaced

1. a. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of dwelling units and bedrooms destroyed or removed from outside the project areas as a result of redevelopment activities; the number of above moderate units or bedrooms the agency is not required to replace; and the income category and type of households permanently displaced from outside the project areas during the fiscal year.

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					
Units Lost (Removed or Destroyed, and Required to be Replaced)					
Bedrooms Lost (Removed or Destroyed, and Required to be Replaced)					
Units Lost (Above Moderate: Not Required to be Replaced)					
Bedrooms Lost (Above Moderate: Not Required to be Replaced)					

- b. Pursuant to Sections 33080.4(a)(1) and (a)(3), report the number of households permanently displaced as a result of redevelopment activities other than the destruction or removal of dwelling units and bedrooms from outside the project areas; and the income category and type of households permanently displaced from outside the project areas during the fiscal year.

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly		2	1		3
Households Permanently Displaced - Total					

- c. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the fiscal year and identified in paragraphs in 6a. and 6b., as follows:

Date 6 / 5 / 1998
mo day yr

Name of Agency Custodian Eden Housing, Inc.

Date / /
mo day yr

Name of Agency Custodian

Date / /
mo day yr

Name of Agency Custodian

Please attach a separate sheet of paper listing any additional housing plans adopted.

Agency Name: Hayward Redevelopment Agency

2. a. As required in Section 33080.4(a)(2), estimate the type and number of households, by income category, to be permanently displaced from outside the project area during the next reporting period (**Fiscal Year 1999-2000**):

Income Level	VL	L	M	AM	Total
Households Permanently Displaced - Elderly					
Households Permanently Displaced - Non Elderly					
Households Permanently Displaced - Total					

- b. Identify each replacement housing plan adopted that is related to permanent displacement, destruction or removal of dwelling units or bedrooms during the next reporting period and identified in paragraph 7a., as follows:

Date _____
mo day yr

Name of Agency Custodian _____

Date _____
mo day yr

Name of Agency Custodian _____

Date _____
mo day yr

Name of Agency Custodian _____

NOT APPLICABLE

Please attach a separate sheet of paper listing any additional housing plans adopted.

3. Pursuant to Section 33080.4(a)(10), report the number of very low, low, and moderate income units financed by any federal, state, local, or private source to be constructed outside the project area, within the next two years, pursuant to an executed contract or agreement. Also include the estimated completion dates of the units.

DO NOT REPORT ANY UNITS SHOWN ON SCHEDULE HCD-A #8 OR SCHEDULE HCD-Ds.

Name of Contractor/Project	Execution Date	Estimated Date of Completion	VL	L	M	Total
NOT APPLICABLE						

Please attach a separate sheet of paper listing any additional housing plans adopted.

SCHEDULE HCD-C
Agency-wide Activity
for Fiscal Year Ended 6/30/1999

Agency Name: Hayward Redevelopment Agency

Preparer's Name, Title: Maret Bartlett, Redevelopment Director Preparer's E-Mail Address: maretb@ci.hayward.ca.us

Preparer's Telephone No: (510) 583-4261

Preparer's Facsimile No: (510) 583-3650

Low & Moderate Income Housing Funds

Report on the "status and use of the agency's Low and Moderate Income Housing Fund," including information developed to comply with Sections 33080.4(a)(6) and (a)(8). Information reported here should be based on that reported to the State Controller.

1. Beginning Balance

(Must equal line 4, "Net Resources Available" from last year's HCD-C form): \$2,768,239

If Beginning Balance is not the same as Line 4 from Schedule HCD-C, Page 2 of 5, for FY 97/98, indicate the:

Amount of the adjustment (indicate whether positive or negative): \$ _____

Reason(s) for each difference: _____

Adjusted Beginning Balance (Beginning Balance plus or minus the adjustment): \$2,768,239

2. Resources:

a. Total Resources From Project Areas:

(Sum of amount(s) from line 3k. on Schedule HCD-A(s)): \$705,172

b. Other resources not reported on Schedule HCD-A(s)

(Specify: *Repayment of loan receivable as per audit.*): \$105,797

3. Subtotal of Expenditures and Other Uses (total of HCD-C, pages 2-3, lines 3a.-k. below): (\$653,774)

NOTE:

The line items below were expanded to include specific line items from the State Controller's Annual Report of Financial Transactions of Community Redevelopment Agencies to facilitate preparation of the report.

Dollar amounts for items where an italicized line number is noted in parentheses can be taken directly from the line number(s) on the State Controller's Annual Report of Financial Transactions of Community Redevelopment Agencies, Consolidated Income Statement, except for reclassifying of Transfers-Out to Internal Funds and the reporting of Other Uses as discussed below.

Transfers-out to other internal funds: The specific use of transferred funds must be reported on HCD-C lines 3a.-k. For example: transfers from the Housing Fund to the Debt Service Fund for the repayment of debt should be reported in line 3c. Any transfers out of the Agency (for example: the transfer of excess surplus funds to the Housing Authority) should be reported in line 3j(3).

Other Uses: Non-GAAP expenditures such as land purchases for those Agencies using the Land Held for Resale method to record land purchases should be reported on HCD-C line 3a(1). Money spent on loans from the Housing Fund should be included in lines 3b., 3f., 3g. and 3h. as appropriate.

ALWAYS REFER TO THE COMMUNITY REDEVELOPMENT LAW TO DETERMINE THE APPROPRIATENESS OF EXPENDITURES FROM THE LOW AND MODERATE INCOME HOUSING FUND. HCD IS NOT REPRESENTING THAT ALL IDENTIFIED EXPENDITURES ARE ALLOWABLE EXPENDITURES OR USES.

3. Subtotal of Expenditures and Other Uses (continued)

a. Property Acquisition:

Acquisition of Property/Building Sites (33334.2(e)(1)) & Housing Acquisition (33334.2(e)(6)):

(1) Real Estate Purchases (Line 17):	\$0
(2) Acquisition Expense (Line 20):	\$54,647
(3) Operation of Acquired Property (Line 21):	\$0
(4) Relocation Costs (Line 22):	\$0
(5) Relocation Payments (Line 23):	\$0
(6) Site Clearance Costs (Line 24):	\$0
(7) Disposal Costs (Line 26):	\$0
(8) Other (Specify) _____:	\$0
Property Acquisition Subtotal:	<u>\$54,647</u>

b. Subsidies from the LMIHF:

(1) 1st Time Homebuyer Down Payment Assistance:	\$249,584
(2) Rental Subsidies:	\$0
(3) Purchase of Affordability Cov. (33413(b)2(B)):	\$0
(4) Other (Specify) <i>Low-interest loan for Harris Court</i> :	\$221,977
Subsidies Subtotal to LMIHF (line 31):	<u>\$471,561</u>

c. Debt Service (33334.2(e)(9)):

(1) Debt Principal Payments:	
(a) Tax Allocation, Bonds & Notes:	\$0
(b) Revenue Bonds & Certificates of Participation:	\$0
(c) City/County Advances & Loans:	\$0
(d) U. S. State & Other Long -Term Debt:	\$0
(2) Interest Expense (Line 29):	\$0
(3) Debt Issuance Costs (Line 31.1):	\$0
(4) Other (Specify) _____:	\$0
Debt Service Subtotal:	<u>\$0</u>

d. Planning and Administration Costs (33334.3(e)(1)):

(1) Administration Costs (Line 14e):	\$50,517
(2) Professional Services (not project based) (Line 15c):	\$30,300
(3) Planning, Survey/Design (not project based) (Line 16c):	\$0
(4) Indirect Nonprofit Costs (33334.3(e)(1)(B)):	\$0
(5) Other (Specify) <i>Cost allocation to General Fund</i> :	\$46,749
Planning and Administration Costs Subtotal:	<u>\$127,566</u>

3. Subtotal of Expenditures and Other Uses (continued)

e.	On/Off-Site Improvements (33334.2(e)(2)):	\$0
f.	Housing Construction (33334.2(e)(5)):	\$0
g.	Housing Rehabilitation (33334.2(e)(7)), (Line 27c):	\$0
h.	Maintenance of Mobilehome Parks (33334.2(e)(10)):	\$0
i.	Preservation of At-Risk Units (33334.2(e)(11)):	\$0
j.	Transfers Out of Agency:	
(1)	For Use Outside Community (33334.17)	\$0
(2)	For Transit Village Development Plan (33334.19):	\$0
(3)	Excess Surplus (33334.12(a)(1)(A)):	\$0
(4)	Other (cite code section authorizing the transfer):	\$0
	Code Section _____	
	Total Transfer Out of Agency:	\$0
k.	Other (Specify): _____	\$0

4. Net Resources Available (End of Year [1.+2a.+2b.-3a-k.]): \$2,925,434

5. Other Housing Fund Assets (not included on Line 4, above):

a.	Value of Land Purchased with Housing Funds and Held for Development of Affordable Housing	\$54,976
b.	Indebtedness for Set-asides Deferred (Sec. 33334.6):	\$0
c.	Loans Receivable for Housing Activities	\$1,467,771
d.	Residual Receipt Loans	\$0
e.	ERAF Loans Receivable (all years) (Sec. 33681):	\$0
f.	Other Assets (Specify): _____	\$0

6. Total Fund Equity (4.+5a. through 5f.): \$4,448,181

This line must equal line 39c. of the Balance Sheet on the State Controller's Annual Report of Financial Transactions of Community Redevelopment Agencies.

7. Total Equities
(Enter line 39c. from the State Controller's Balance Sheet): **THIS LINE MUST EQUAL LINE 6.** \$4,448,181Excess Surplus

Pursuant to Section 33080.7, report any excess surplus funds (as defined in Section 33334.12(G)(1)). Excess surplus exists for the current reporting year if the Adjusted Balance (Schedule HCD-C, Page 3 of 5, line item 9b.(3)) of your agency's 1997/98 reporting forms exceeds the greater of \$1,000,000 or the aggregate amount of tax increments deposited into the Fund during the prior four fiscal years. (See the table in Schedule HCD-C, Page 4 of 8, line 8a., for this reporting year).

"Encumber" means committing funds pursuant to a legally enforceable contract or agreement for expenditure for authorized redevelopment housing activities (Section 33334.12(g)(2)). In accordance with Section 33334.12(g)(3)(A) and (B), the unencumbered balance may be adjusted to account for any remaining revenue added from debt proceeds and the difference between the sales price of land for affordable housing and its fair market value.

8. Excess Surplus (continued):

a. Fill in the following table to calculate and track your agency's excess surplus amounts for each fiscal year since FY 94/95.

Fiscal Year	Total Tax Increments Deposited in Housing Fund	Sum of Deposited Tax Increment in Housing Fund From Previous Four FYs	Adjusted Balance as of 7/1/98 *	Excess Surplus Balance for Each Fiscal Year as of 7/1/98	Amount Expended and Encumbered in FY 98/99 Against Each Fiscal Year's Excess Surplus as of 6/30/99	Remaining Excess Surplus for Each Fiscal Year as of 6/30/99
94-95	\$469,493			\$	\$	\$
95-96	\$440,251			\$	\$	\$
96-97	\$484,293			\$388,889	\$	\$
97-98	\$439,901			\$889,789	\$	\$
98-99		\$1,833,938	\$2,768,239	\$934,301	\$	\$

* Adjusted Balance at the beginning of FY 98-99 is equal to the amount reported last year on HCD-C, Page 3 of 5, line 9b(3).

b. Are you eligible to adjust the Unencumbered Balance (End of Year)? If yes, identify the type and amount of the adjustment below in lines (4)(a). and (4)(b):

(1) Net Resources Over (Under) Expenditures and Uses (from line 4 on previous page):	\$2,925,754
(2) Total Encumbrances (End of Year)-see Section 33334.12(g)(2) for a definition. (Amount of line 8b(1) (above)) encumbered per agreement or contract):	\$1,547,884
(3) Unencumbered Balance (End of Year [8b(1) - 8b(2)])	\$1,347,870

Breakdown of Unencumbered Balance (End of Year):

(a) Unencumbered Designated (portion of line 8b(3))	\$807,885
(b) Unencumbered Undesignated (portion of line 8b(3))	\$539,885

(4) Less Adjustments:

(a) Debt Proceeds (33334.12(g)(3)(B)):	\$0
--	-----

NOTE: ONLY INCLUDE THE UNSPENT PORTION OF DEBT PROCEEDS AND INCOME RELATED THERETO REMAINING IN THE HOUSING FUND AT THE END OF THE REPORTING YEAR.

(b) Land Sales (33334.12(g)(3)(A)):	\$0
-------------------------------------	-----

(5) Adjusted Balance: This will be the 7/1/99 adjusted balance used to calculate next year's excess surplus.	\$1,347,870
--	-------------

c. If you reported an excess surplus for the current reporting year, briefly summarize the agency's plan (authorized in Section 33334.10) for encumbering or expending that amount:

d. If plan described in 8c. was adopted, enter the date the plan was adopted: / /
mo day yr

Agency Name: Hayward Redevelopment Agency

Miscellaneous Uses of Funds

9. If an amount is reported in 3e., pursuant to Section 33080.4(a)(6), report the total number of very low-, low-, and moderate-income households directly benefited from expenditures for onsite/offsite improvements, which resulted in new construction, rehabilitation, or the elimination of health and safety hazards. (If line 3e. of this schedule does not show expenditures for improvements, no units should be reported here.)

Income Level	Construction	Rehabilitation	Health and Safety	Duration of Deed Restriction
Very Low				
Low	NOT APPLICABLE			
Moderate				

10. If the agency is holding land for future housing development (see 5a., above), summarize here the sites held, including acreage, date of purchase, zoning, and anticipated start date for the housing development.

Site Name/Location*	No. of Acres	Zoning	Purchase Date	Estimated Date Available	Comments
Site 4 - 22736 Atherton	1/10 th	Central City Residential	2/18/1999	FY 2001-2002	Property is vacant and development will occur after assembly of adjacent parcels.

Please attach a separate sheet of paper listing any additional sites not reported above.

11. Section 33334.13 requires agencies which have used the Housing Fund to assist mortgagors in a homeownership mortgage revenue bond program, or home financing program described in that Section, to provide the following information:

- a. Has your agency used the authority related to definitions of income or family size adjustment factors provided in Section 33334.13(a)?

Yes ☐ No ☐ Not Applicable ☒

- b. Has the agency complied with requirements in Section 33334.13(b) related to assistance for very low-income households equal to twice that provided for above moderate-income households?

Yes ☐ No ☐ Not Applicable ☒

Agency Name: Havward Redevelopment Agency

12. Did the Agency use non-LMIHF funds as matching funds for the Federal HOME or HOPE program during the reporting period?

YES ☒ NO ☐

If yes, please indicate the amount of non-LMIHF funds that were used for either HOME or HOPE program support.

HOME \$275,000 HOPE \$_____

13. Pursuant to Section 33080.4(a)(11), the description of the agency's activities shall include the date and amount of all deposits and withdrawals of moneys deposited to and withdrawn from the LMIHF during the reporting period. The deposit and withdrawal information must be kept and promptly submitted to HCD upon request and made available to any member of the public upon request.

Has your agency made any deposits to or withdrawals from the LMIHF? Yes ☒ No ☐

If yes, identify the document(s) describing the agency's deposits and withdrawals by listing for each document, the following (attach additional pages as necessary):

Name of document: City of Hayward General Ledger
Date of document: 6 / 30 /1999
mo day yr
Name of Agency Custodian: Diane Lewis, Accounting Manager
Custodian telephone number: (510) 583-4091
Where to obtain a copy: City of Hayward Finance Department

Name of document: _____
 Date of document: _____
 mo day yr
 Name of Agency Custodian: _____
 Custodian telephone number: _____
 Where to obtain a copy: _____

Achievements

14. Please briefly describe one outstanding or innovative project, practice, or program the agency participated in during this reporting period to increase, improve or preserve the community's affordable housing supply. Provide the following information along with the program or project description:

a. **Name of Project or Program:** Harris Court
b. **Contact Person:** Catherine Merschel, Executive Director
c. **Telephone Number (contact person)** (510) 582-1460
d. **Description:** Acquisition and Rehabilitation of multifamily complex

Owner/Developer:	<u>Eden Housing, Inc.</u>
Management Entity:	<u>Eden Housing, Inc.</u>
Architect:	<u>Jacobson, Silverstein and Winslow</u>
Contractor:	<u>D & H Construction</u>

Funds Utilized: (Sources) Type:

☒ Construction ☒ Permanent Loan/Grant ☐ Land Lease ☐ Other _____

Agency Name: Hayward Redevelopment Agency

Development Type:

- ☐ Rental New Construction,
☐ Rental Rehabilitation Only
☒ Rental Acquisition & Rehabilitation
☐ New Construction of For Sale Units
☐ Owner Occupied Rehabilitation
☐ Mortgage Assistance of For Sale Units:
 ☐ 1st Time Homebuyers
 ☐ Other Assistance
☐ Other _____

Resident Profile (State Income Levels) and Special Needs Designations:

Income Range

Very-low Income \$ 2,625 \$ 26,417
 Low Income \$ _____ \$ _____
 Moderate Income \$ _____ \$ _____
 Above Moderate Income \$ _____ \$ _____

#	DISABLED (MENTAL)	#	FARMWORKER (PERMANENT)	#	TRANSITIONAL HOUSING
#	DISABLED (PHYSICAL)	#	FEMALE HEAD OF HOUSEHOLD	#	ELDERLY
#	FARMWORKER (MIGRANT)	#	LARGE HOUSEHOLDS (4 or more Bedrooms)	#	EMERGENCY SHELTERS

Density (units per Acre): 18

Development /Residential (Income Levels) Profile

			Number of Units:				
Type	Size (sf)	Rental Rate	VLOW	LOW	MOD	AMOD	Total No/Units
1 BR	704-731	\$468	4				4
2 BR	885-987	\$558	6				6
3 BR	1,000-1,219	\$643	10				10
4 BR							
TOTAL			20				20

Funding:

Source = CDBG, HOME, LIHTC, MRB (Specify)

Type = Construction, Permanent Loan/Grant Land Lease or Other (Specify)

Source	Amount	Type
LMIHF	\$ 275,000	Loan
SAMCO	\$ 522,000	Loan
AHP	\$ 90,000	Loan
Tax Credits	\$ 1,500,000	Equity
HOME	\$ 825,000	Loan

Construction Type: (e.g., conventional, family, two story, manufactured housing etc.) Conventional, two story

Development Costs:

Property Acquisition	\$1,355,000
Infrastructure	\$ _____
Construction	\$1,053,768
Public Fees	\$6,000
Project Reserves	\$40,000
Other Costs	\$567,888
Total Development Costs	\$1,667,656

Agency Name: Hayward Redevelopment Agency

- e. Services provided: Eden Housing Management will provide a part-time service coordinator for Harris Court residents. The service coordinator will identify resident's needs, provide individual counseling during on-site office hours, and facilitate access to local programs through referrals and active partnerships with social service providers.
- f. Nature and extent of the Agency's role: The Redevelopment Agency provided key financing to ensure project feasibility.

g. **Brief History:**

Housing need or problem addressed: This project includes the purchase and rehabilitation of five properties located on Harris Court – a cul de sac dominated by dilapidated apartments and criminal activity. Eden Housing Inc. will manage the completed project that will provide needed affordable housing for families earning less than 40 percent of the area median income. At least 30 percent of the units will have three bedrooms to meet the housing needs of large families.

Successful aspects: The rehabilitation of these properties eliminates blighting conditions in this neighborhood and augments the efforts of other community-based organizations conducting similar housing activities. This project successfully leveraged local, state, federal and private financing resources to maximize the impact of each dollar invested. Innovative site planning helped create a new lot using underutilized space between two of the buildings

Unusual features: Displacement of income-eligible residents during rehabilitation construction was minimized through temporary relocation of those tenants to vacant units within the complex.

Problems encountered: Completing the rehabilitation of each unit was contingent on being able to temporarily relocate tenants to vacant units within the complex. The relocation was costly, complex, difficult to coordinate, and delayed project completion by more than a month.

Lessons learned: The construction schedule for a rehabilitation project that will remain occupied during construction should take into consideration possible delays due to relocating tenants.

Several agencies will be selected to receive a "Director's Award for Housing Development Excellence". This award will highlight the important role of redevelopment agencies in addressing California's housing problems. Agencies will be selected based upon the description of an exemplary project or program and in consideration of the leadership role of the agency, the creativity or innovative nature of the project or program, and the overall merit of the project or program in addressing an identified housing problem or need.

Use of Other Redevelopment Funds for Housing

15. Please briefly describe the use of any non-LMIHP redevelopment funds (i.e., contributions from the other 80% of tax increment revenue) to construct, improve, assist, or preserve housing in the community.

NOT APPLICABLE

Resource Needs

16. What additional training, information, authority, or other resources would help your agency more quickly and effectively use its Housing Funds to increase, improve, and preserve affordable housing? None.

**SCHEDULE HCD-D1
GENERAL PROJECT INFORMATION**

A separate Schedule HCD-D1 and all applicable Schedules HCD-D2-D7 must be completed for each Housing Project.

Agency: Hayward Redevelopment Agency

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Harris Court

Project Address:

Street:

735, 743, 751, 750, 734 Harris Court

City:

Hayward

Zip:

94541

Owner Name: Eden Housing, Inc.

Total Project Units: #20

Restricted Units: #20

Unrestricted Units: #

Total Project Bedrooms: #46

Restricted Bedrooms: #46

Unrestricted Bedrooms: #

For projects with no Agency assistance, do not complete any more of HCD-D1 or any of HCD-D2-D6. Only complete HCD-D7.

For the fiscal year being reported, was the Annual Monitoring Report received?: ☐ YES ☒ NO

Was this Project a development identified in Government Code Section 65863.10(a)(2)? ☐ YES ☐ NO

Number of Units Not in Compliance (income/ # of residents in unit): #NA

Number of Bedrooms Not in Compliance (income/ # of residents in unit): #NA

Number of Units Restricted for Special Needs: #NA

(Note: This number must not exceed "Total Project Units")

Number of Units Restricted That are Serving One or More Special Needs: # ☒ Check, if data not available

(Note: A unit may serve more than one of the "Special Needs" listed below, therefore the sum of all "Special Needs" can exceed the "Number of Units Restricted for Special Needs")

# DISABLED (Mental)	# FARMWORKER (Permanent)	# TRANSITIONAL HOUSING
# DISABLED (Physical)	# FEMALE HEAD OF HOUSEHOLD	# ELDERLY
# FARMWORKER (Migrant)	# LARGE FAMILY (4 or more Bedrooms)	# EMERGENCY SHELTERS (allowable use <u>only</u> with "Other Housing Units Provided - Without LMIHF" money)

Use Restriction Dates (enter appropriate dates):

	Replacement Housing Units	Inclusionary Housing Units		Other Housing Units Provided	
		Inside Project Area	Outside Project Area	With LMIHF	Without LMIHF
Inception					
Termination					

Funding Sources:

Redevelopment Funds: \$ 275,000
 Federal Funds: \$ 825,000
 State Funds: \$ 0
 Other Local Funds: \$ 0
 Private Funds: \$ 612,000
 Owner's Equity: \$ 0
 TCAC/Federal Award: \$ 0
 TCAC/State Award: \$ 1,500,000
 Total Development/Purchase Cost: \$ 1,667,656

Check all appropriate form(s) listed below that will be used to identify all Project Units or Project Bedrooms:

☐ Replacement Housing Units
(Sch HCD-D2)

Inclusionary Units:

☐ Inside Project Area (Sch HCD-D3)

☐ Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

☒ With LMIHF (Sch HCD-D5)

☐ Without LMIHF (Sch HCD-D6)

☐ Without any Agency Assistance
(Sch HCD-D7)

SCHEDULE HCD-D5
OTHER HOUSING UNITS PROVIDED (WITH LMIHF)

Agency: Hayward Redevelopment Agency

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: Harris Court

Check only one:

☐ Inside Project Area

☒ Outside Project Area

Check only one. If both apply, complete a separate form for each:

☐ Agency Developed

☒ Non-Agency Developed

Check only one. If both apply, complete a separate form for each:

☒ Rental

☐ Owner-Occupied

Enter the number of units for each applicable activity below:

A. New Construction Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

B. Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Other Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
					20			20		20			20	

D. Acquisition Only:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

G. **Preservation (H&S 33334.2(e)(11), Rental Only):**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. **Subsidy (other than specified options here):**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. **Other Assistance: Home Ownership Assistance (See Attachment)**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

TOTAL UNITS (Add totals of all shaded "Total Elderly / Non Elderly Units"):

20

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

☐ Replacement Housing Units
(Sch HCD-D2)

Inclusionary Units:

☐ Inside Project Area (Sch HCD-D3)

☐ Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

☐ Without LMIHF (Sch HCD-D6)

☐ Without any Agency Assistance
(Sch HCD-D7)

SCHEDULE HCD-D5
OTHER HOUSING UNITS PROVIDED (WITH LMIHF)

Agency: Hayward Redevelopment Agency

Redevelopment Project Area Name, or "Outside": Outside

Housing Project Name: First-Time Homebuyer Program

Check only one:

☐ Inside Project Area ☒ Outside Project Area

Check only one. If both apply, complete a separate form for each:

☐ Agency Developed ☒ Non-Agency Developed

Check only one. If both apply, complete a separate form for each:

☐ Rental ☒ Owner-Occupied

Enter the number of units for each applicable activity below:

A. New Construction Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

B. Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

C. Other Non-Substantial Rehabilitation Units:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

D. Acquisition Only:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

E. Mobilehome Owner / Resident:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

F. Mobilehome Park Owner / Resident:

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

G. **Preservation (H&S 33334.2(e)(11), Rental Only):**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

H. **Subsidy (other than specified options here):**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.

I. **Other Assistance: Home Ownership Assistance (See Attachment)**

Elderly Units					Non Elderly Units					Total Elderly & Non Elderly Units				
VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.	VLOW	LOW	MOD	TOTAL	INELG.
							36					36	36	

TOTAL UNITS (Add totals of all shaded "Total Elderly / Non Elderly Units"):

36

If TOTAL UNITS is less than "Total Project Units" shown on HCD Schedule D1, report the remainder as instructed below.

Check all appropriate form(s) listed below that will be used to identify remaining Project Units to be reported:

☐ Replacement Housing Units
(Sch HCD-D2)

Inclusionary Units:

☐ Inside Project Area (Sch HCD-D3)

☐ Outside Project Area (Sch HCD-D4)

Other Housing Units Provided:

☐ Without LMIHF (Sch HCD-D6)

☒ Without any Agency Assistance
(Sch HCD-D7)

ATTACHMENT TO SCHEDULE HCD-1

City of Hayward First-Time Homebuyer Program

Households Assisted During FY 1998-1999

No.	Address	LMIHF Loan Amount	Purchase Price
1	21100 Gary Dr. #311	\$ 6,600	\$ 153,000
2	23756 Odom Dr.	\$ 6,183	\$ 169,000
3	23338 Fuller Ave.	\$ 7,840	\$ 167,000
4	363 Annette Ln.	\$ 7,848	\$ 167,400
5	149 Briarwood Dr.	\$ 7,480	\$ 149,000
6	1129 Tiegen Dr.	\$ 7,840	\$ 167,000
7	18024 Sahara Rd.	\$ 7,690	\$ 159,500
8	21109 Gary Dr. #119	\$ 7,200	\$ 155,000
9	1540 Folsom Drive	\$ 7,800	\$ 165,000
10	383 Harder Road, 94544	\$ 7,700	\$ 161,000
11	41 Astrida Dr. #2, 94544	\$ 6,999	\$ 124,950
12	24805 Broadmore, 94545	\$ 8,076	\$ 178,800
13	29300 Dixon Street #315, 94544	\$ 6,600	\$ 105,000
14	27937 Candlewood Pl., 94545	\$ 7,899	\$ 169,950
15	819 Climbing Rose Court, 94544	\$ 3,000	\$ 154,300
16	278 Eastman Ave., 94544	\$ 3,000	\$ 195,000
17	26898 Freitas Dr., 94544	\$ 6,700	\$ 170,482
18	780 Beryl Place, 94544	\$ 4,600	\$ 166,000
19	25555 Compton Ct., 94544	\$ 7,500	\$ 178,000
20	2046 Florida St., 94545	\$ 7,499	\$ 179,950
21	28743 Etta Ave., 94544	\$ 8,180	\$ 184,000
22	159 Hermes Court, 94544	\$ 4,040	\$ 175,000
23	2425 Arf Ave., 94545	\$ 7,450	\$ 147,500
24	28143 Tampa Ave., 94544	\$ 7,800	\$ 165,000
25	26675 Bahama Ave., 94545	\$ 8,815	\$ 188,000
26	722 Kino Ct. #5, 94544	\$ 6,080	\$ 114,000
27	26439 Hickory Ave., 94544	\$ 8,250	\$ 187,500
28	25440 Muir Street, 94544	\$ 7,100	\$ 155,000
29	670 Laurette Place, 94544	\$ 8,200	\$ 185,000
30	830 Voyager, 94544	\$ 6,424	\$ 149,500
31	664 Elizabeth Way, 94544	\$ 5,000	\$ 215,000
32	15 Astrida #4, 94544	\$ 7,220	\$ 171,000
33	392 Sycamore, 94541	\$ 4,300	\$ 159,950
34	27505 Tampa Ave. #57, 94544	\$ 6,308	\$ 99,500
35	24675 Woodacre Avenue, 94544	\$ 8,340	\$ 237,000
36	24060 Carmelita Drive, 94541	\$ 7,872	\$ 176,500
TOTAL		\$ 247,433	\$ 5,944,782
AVERAGE		\$ 6,873	\$ 165,133

NOTE: Each LMIHF dollar invested in this program on average generated \$24 of home buying power.

SCHEDULE HCD-E1

**CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATIONS
DURING THE REPORTING YEAR**

NOTE: The information on this form should be a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D2 through HCD-D7 which are (a) developed anywhere by the agency and (b) developed in a project area by a person or entity other than the agency.

PART I - (H&SC Section 33413(b)(1))	
1. New Units Developed by the Agency	0
2. Substantially Rehabilitated Units Developed by the Agency	0
3. Subtotal - Baseline of Units Developed by the Agency (add lines 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units Developed by the Agency (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued This Year for Very-Low Income Units Developed by the Agency (line 4 x 50%)	0
PART II - (H&SC Section 33413(b)(2))	
6. New Units Developed in a Project Area by Any Person or Entity Other Than the Agency	0
7. Substantially Rehabilitated Units Developed by Any Person or Entity Other Than the Agency	0
8. Subtotal - Baseline of Units Developed by Any Person or Entity Other Than the Agency (add lines 6 & 7)	0
9. Subtotal of Inclusionary Obligation Accrued this Year for Units Developed by Any Person or Entity Other Than the Agency (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued This Year for Very-Low Income Units by Any Person or Entity Other Than the Agency (line 9 x 40%)	0
PART III - TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add lines 4 and 9)	0
12. Total Increase in Very-Low Income Units Inclusionary Obligation During This Fiscal Year (add Lines 5 and 10) NOTE: LINE 12 IS A SUBSET OF LINE 11	0

APPENDIX D
STATEMENT OF INDEBTEDNESS

Redevelopment Agency of the City of Hayward

December 1999

**STATEMENT OF INDEBTEDNESS - CONSOLIDATED
FILED FOR THE 1999-2000 TAX YEAR**

Cover Page

Name of Redevelopment Agency Hayward Redevelopment Agency
Name of Project Area Downtown Hayward Redevelopment Project Area

Balances Carried Forward From:			Current	
			Total Outstanding Debt	Principal/Interest Due During Tax Year
Line				
Fiscal Period - Totals (Optional)	(From Form A, Page 1 Totals)	(1)	42,101,339	6,096,256
Post Fiscal Period - Totals	(From Form B Totals)	(2)		
Grand Totals		(3)	42,101,339	6,096,256
Available Revenues From Calculation of Available Revenues, Line 7		(4)	11,392,580	
Net Requirement		(5)	30,708,759	

Consolidate on this form all of the data contained on Form A and B (including supplemental pages). Form A is to include all indebtedness entered into as of June 30 of the Fiscal Year. Form B may be filed at the option of the agency, and is to include indebtedness entered into post June 30 of the Fiscal Year, pursuant to Health and Safety Code Section 33675(e)(2). This is optional for each agency and is not a requirement for filing the Statement of Indebtedness. The Reconciliation Statement is to include indebtedness from Form A only.

Certification of Chief Financial Officer:
Pursuant to Section 33675 (b) of the Health and Safety Code,
I hereby certify that the above is a true and accurate Statement
of Indebtedness for the above named agency.

PERRY H. CARTER FINANCE DIRECTOR
Name Title
Perry H. Carter 9-30-99
Signature Date

**STATEMENT OF INDEBTEDNESS - FISCAL YEAR INDEBTEDNESS
FILED FOR THE 1999-2000 TAX YEAR**

Form A
Page 1 of 1

Name of Redevelopment Agency Hayward Redevelopment Agency
Name of Project Area Downtown Hayward Redevelopment Project Area

For Indebtedness Entered Into as of June 30, 1999

Debt Identification	Original Data					Current	
	Date	Principal	Term	Interest Rate	Total Interest	Total Outstanding Debt	Principal/Interest Due During Tax Year
(A) Refunding Tax Allocation Bonds	2/1/96	6,195,000	8/1/14	4-5.7%	3,649,144	8,240,493	539,018
(B) Advance from City of Hayward	6/1/90	4,701,112	6/1/13	7.5%	6,615,603	8,189,725	521,450
(C) Advance from City of Hayward	8/31/93	513,000	N/A	N/A		705,050	
(D) Obligation to Low Moderate Housing Fund	N/A		6/30/27	N/A		19,305,418	512,123
(E) 1992-93 ERAF Payment	5/31/93	220,668	5/13/18	N/A		220,668	
(F) 1993-94 ERAF Payment	6/13/93	133,144	6/30/04	N/A		133,144	
(G) 1994-95 ERAF Payment		133,176	5/30/05	N/A		133,176	
(H) Loan from Low/Med fund	6/30/98	650,000	N/A	N/A		650,000	
(I) Advance from City of Hayward	11/17/98	3,200,000	12/31/99	5.37%	193,320	3,393,320	3,393,320
(J) Payables from Operations	6/30/99	1,130,345	1 Yr.	N/A		1,130,345	1,130,345
Subtotal, This page						42,101,339	6,096,256
Totals Forward From All Other Pages							0
Totals, Fiscal Year Indebtedness						42,101,339	6,096,256

Purpose of Indebtedness:

- (A) Refund Tax Allocation Bonds for street improvement
- (B) Various Redevelopment programs
- (C) Various Redevelopment programs
- (D) Housing set aside per Health and Safety Code 33334.2
- (E) Pursuant to Health and Safety Code Section 33681

- (F) Pursuant to Health and Safety Code Section 33681
- (G) Pursuant to Health and Safety Code Section 33681
- (H) Purchase Site 3 - Parking Structure
- (I) Construct Parking Garage & Purchase Property South of City Hall
- (J) 1999/2000 Operating requirements

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Page 1 of 2

Name of Agency : Hayward Redevelopment Agency
 Name of Project Area : Downtown Hayward Redevelopment Project Area

Tax Year 1999 -2000

Reconciliation Dates: From July 1, 1998 To June 30, 1999

Debt Identification:		A	B	C	D	E	F
SOI, page and line:		Outstanding Debt	Adjustments		Amounts Paid Against		Remaining
Prior Yr	Current Yr	All Beginning	Increases	Decreases	Indebtedness, from:		Balance
		Indebtedness	(Attach Explanation)	(Attach Explanation)	Tax Increment	Other Funds	(A+B-C-D-E)
Pg 1 Line B	Pg 1 Line (A)	Refunding Tax Allocation Bonds	8,779,414	6,571	532,350		8,240,493
Pg 1 Line B	Pg 1 Line (B)	Advance from City of Hayward	7,798,170	917,505	525,950		8,189,725
Pg 1 Line New	Pg 1 Line (C)	Advance from City of Hayward	669,436	35,614			705,050
Pg 1 Line E	Pg 1 Line (D)	Obligation to Low Moderate Housing Fund	19,785,214		479,796		19,305,418
Pg 1 Line G	Pg 1 Line (E)	1992-93 ERAF Payment	220,668				220,668
Pg 1 Line New	Pg 1 Line (F)	1993-94 ERAF Payment	133,144				133,144
Pg 1 Line New	Pg 1 Line (G)	1994-95 ERAF Payment	133,176				133,176
Pg 1 Line New	Pg 1 Line (H)	Loan from Low/Mod fund		650,000			650,000
TOTAL-THIS PAGE		37,519,222	1,603,119	6,571	1,538,096		37,577,674
TOTALS FORWARD			4,902,792		379,127		4,523,665
GRAND TOTALS		37,519,222	6,505,911	6,571	1,917,223		42,101,339

NOTE: This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a July 1 --June 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number references from each SOI that the item of indebtedness is listed on. If the indebtedness is new to the fiscal year, enter "new" in the "Prior Yr" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt column.

RECONCILIATION STATEMENT - CHANGES IN INDEBTEDNESS

Page 2 of 2

Name of Agency Hayward Redevelopment Agency
 Name of Project Area Downtown Hayward Redevelopment Project Area

Tax Year 1999 -2000

Reconciliation Dates: From July 1, 1998 To June 30, 1999

Debt Identification:		A	B	C	D	E	F
SOI, page and line:		Outstanding Debt	Adjustments		Amounts Paid Against		Remaining
Prior Yr	Current Yr	All Beginning	Increases	Decreases	Indebtedness, from:		Balance
Line	Line	Indebtedness	(Attach Explanation)	(Attach Explanation)	Tax Increment	Other Funds	(A+B-C-D-E)
Pg 1	Pg 1						
Line New	Line (I)		3,393,320				3,393,320
Pg 1	Pg 1						
Line New	Line (J)		1,509,472		379,127		1,130,345
Pg 1	Pg 1						
Line	Line						
Pg 1	Pg 1						
Line	Line						
Pg 1	Pg 1						
Line	Line						
Pg 1	Pg 1						
Line	Line						
Pg 1	Pg 1						
Line	Line						
Pg 1	Pg 1						
Line	Line						
TOTAL THIS PAGE			4,902,792		379,127		4,523,665
TOTALS FORWARD							
GRAND TOTALS			4,902,792		379,127		4,523,665

NOTE: This form is to reconcile the previous Statement of Indebtedness to the current one being filed. However, since the reconciliation period is limited by law to a July 1 -- June 30 fiscal year period, only those items included on the SOI Form A is to be included on this document. To assist in following each item of indebtedness from one SOI to the next, use page and line number references from each SOI that the item of indebtedness is listed on. If the indebtedness is new to the fiscal year, enter "new" in the "Prior Yr" page and line columns. Column F must equal the current SOI, Form A Total Outstanding Debt column.

EXPLANATIONS OF INCREASES/DECREASES FROM RECONCILIATION STATEMENT

Page 1 of 1

Name of Agency Hayward Redevelopment Agency

Name of Project Area Downtown Hayward Redevelopment Project Area

Tax Year 1999 -2000

Reconciliation Statement References		Explanation
Current Yr	Brief Description	
Pg 1 Line (A)	Refunding Tax Allocation Bonds	To revise estimate.
Pg 1 Line (B)	Advance from City of Hayward	To revise estimate.
Pg 1 Line (C)	Advance from City of Hayward	To add accrued interest
Pg 1 Line (H)	Loan from Low/Mod fund	To record new loan.
Pg 1 Line (I)	Advance from City of Hayward	To record new advance from City.
Pg Line (J)	Payables from Operations	To Record payables obligation
Pg Line		
Pg Line		
Pg Line		
Pg Line		
Pg Line		

CALCULATION OF AVAILABLE REVENUES

Name of Agency Hayward Redevelopment Agency
 Name of Project Area Downtown Hayward Redevelopment Project Area

Tax Year 1999 -2000

Reconciliation Dates: From July 1, 1998 To June 30, 1999

1 . Beginning Balance, Available Revenues (See Instructions)	<u>10,697,412</u>
2 . Tax Increment Received - Gross All Tax Increment Revenues, to include any Tax Increment passed through to other local taxing agencies.	<u>2,378,779</u>
3 . All other Available Revenues Received (See Instructions)	<u>233,612</u>
4 . Revenues from any other source, included in Column E of the Reconciliation Statement, but not included in (1-3) above	<u> </u>
5 . Sum of Lines 1 through 4	<u>13,309,803</u>
6 . Total amounts paid against indebtedness in previous year. (D + E on Reconciliation Statement)	<u>1,917,223</u>
7 . Available Revenues, End of Year (5 - 6) FORWARD THIS AMOUNT TO STATEMENT ON INDEBTEDNESS, COVER PAGE, LINE 4	<u><u>11,392,580</u></u>

NOTES

Tax Increment Revenues:

The only amount(s) to be excluded as Tax Increment Revenue are any amounts passed through to other local taxing agencies pursuant to Health and Safety Code Section 33676. Tax increment Revenues set-aside in the Low and Moderate Income Housing Fund will be washed in the above calculation, and therefor omitted from Available Revenues at year end.

Item 4, above:

This represents any payments from any source other than Tax Increment OR available revenues. For instance, an agency funds a project with a bond issue. The previous SOI included a Disposition and Development Agreement (DDA) which was fully satisfied with these bond proceeds. The DDA would be shown on the Reconciliation Statement as fully repaid under the "other" column (Col E), but with funds that were neither Tax Increment, nor "Available Revenues" as defined. The amounts used to satisfy this DDA would be included on line 4 above in order to accurately determine ending "Available Revenues".

DRAFT

pm 12-22-99

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-_____

Introduced by Agency Member _____

RESOLUTION ADOPTING THE ANNUAL REPORT OF
REDEVELOPMENT AGENCY ACTIVITIES FOR FISCAL
YEAR 1998-99

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that it does hereby adopt the "Annual Report of Redevelopment Agency Activities for FY 1998-99," dated December 1999, a copy of which is attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED that the Redevelopment Agency of the City of Hayward hereby forwards a copy of the annual report to the City Council of the City of Hayward for its review and appropriate action.

HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
Secretary of the Redevelopment Agency
of the City of Hayward

APPROVED AS TO FORM:

General Counsel

DRAFT

jm 12-22-99

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION ADOPTING THE ANNUAL REPORT OF
REDEVELOPMENT AGENCY ACTIVITIES FOR FISCAL
YEAR 1998-99**

BE IT RESOLVED that the City Council of the City of Hayward hereby acknowledges receipt of the "Annual Report of Redevelopment Agency Activities for FY 1998-99," and directs that the report be filed with the office of the state controller.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward